

**STATE OF NEVADA**  
**DEPARTMENT OF BUSINESS AND INDUSTRY - REAL ESTATE DIVISION**  
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**ASSET MANAGEMENT COMPANY & ASSET MANAGER**  
***SERVICE REPORT FORM***

**In accordance with Nevada Law, an Asset Management Company or Asset Manager must, upon request, provide a written report (Form 762) which lists the specific services performed on real property for a client.**

**Purpose of Report:** This is a written report, in compliance with **NRS 113.130.4(b)** and **NRS 645H.150** of defect repair or replacement, or attempted defect repair or replacement, on the real property listed below by the Asset Management Company or Asset Manager, which materially affects the value of the property. This statement is not a warranty of any kind by the Asset Management Company or Asset Manager in this transaction and is not a substitute for any inspections or warranties the purchaser may wish to obtain.

<b>List any services performed/attempted to the electrical, heating, cooling, plumbing, and sewer systems and to any other aspects of the property for defect remediation.</b>	<b>Service Date</b>	<b>Contractor Name and License Number who performed the work.</b>

<b>Asset Management Company and/or Asset Manager Name:</b>	
<b>Registration/Permit Number:</b>	
<b>Address and Phone Number:</b>	
<b>Property Address:</b>	

**I** (print name & title) \_\_\_\_\_

***hereby declare under penalty of perjury under the law of the State of Nevada that the aforementioned statement is true and correct and contains no willful omissions of fact.***

**Signature**

**Date**

Attach additional pages with date and signature if additional space is required. An Asset Management Company or Asset Manager who fails to provide a purchaser, upon request, with a signed service report may be guilty of a misdemeanor per NRS 645H.770.

**FOR YOUR CONVENIENCE, EXCERPTS FROM THE APPLICABLE NEVADA REVISED STATUTES (NRS)  
AND NEVADA ADMINISTRATIVE CODES (NAC) PROVIDE AS FOLLOWS:**

**NRS CHAPTER 113 - SALES OF REAL PROPERTY**

**113.100 Definitions.** As used in NRS 113.100 to 113.150, inclusive, unless the context otherwise requires:

1. "Defect" means a condition that materially affects the value or use of residential property in an adverse manner.

**113.130 Completion and service of disclosure form before conveyance of property; discovery or worsening of defect after service of form; exceptions; waiver.**

1. Except as otherwise provided in subsection 2:

(a) At least 10 days before residential property is conveyed to a purchaser:

(1) The seller shall complete a disclosure form regarding the residential property; and

(2) The seller or the seller's agent shall serve the purchaser or the purchaser's agent with the completed disclosure form.

2. Subsection 1 does not apply to a sale or intended sale of residential property:

(a) By foreclosure pursuant to chapter 107 of NRS.

(b) Between any co-owners of the property, spouses or persons related within the third degree of consanguinity.

(c) Which is the first sale of a residence that was constructed by a licensed contractor.

(d) By a person who takes temporary possession or control of or title to the property solely to facilitate the sale of the property on behalf of a person who relocates to another county, state or country before title to the property is transferred to a purchaser.

3. A purchaser of residential property may not waive any of the requirements of subsection 1. A seller of residential property may not require a purchaser to waive any of the requirements of subsection 1 as a condition of sale or for any other purpose.

4. If a sale or intended sale of residential property is exempted from the requirements of subsection 1 pursuant to paragraph (a) of subsection 2, the trustee and the beneficiary of the deed of trust shall, not later than at the time of the conveyance of the property to the purchaser of the residential property, or upon the request of the purchaser of the residential property, provide:

(a) Written notice to the purchaser of any defects in the property of which the trustee or beneficiary, respectively, is aware; and

(b) If any defects are repaired or replaced or attempted to be repaired or replaced, the contact information of any asset management company who provided asset management services for the property. The asset management company shall provide a service report to the purchaser upon request.

5. As used in this section:

(a) "Seller" includes, without limitation, a client as defined in NRS 645H.060.

(b) "Service report" has the meaning ascribed to it in NRS 645H.150.

Complete NRS's and NAC's may be located on the Real Estate Division website at:

[http://red.nv.gov/Content/Administration/Statutes\\_and\\_Regulations/](http://red.nv.gov/Content/Administration/Statutes_and_Regulations/)

**NRS CHAPTER 645H - ASSET MANAGEMENT COMPANIES AND ASSET MANAGERS**

**645H.150 "Service report" defined.** "Service report" means a written report on a form prescribed by the Division which is provided by an asset management company or asset manager and which lists the specific services performed on real property for a client.

**645H.770 Unlawful acts; penalty.**

1. It is unlawful for an asset management company or an asset manager or other employee, director, officer or agent of an asset management company to:

(d) Perform any repair, maintenance or renovation on the real property in foreclosure:

(1) Which is required to be performed by a person holding a license unless such repair, maintenance or renovation is done by a person licensed in this State to perform such repair, maintenance or renovation; or

(2) Which requires a permit or inspection by any governmental entity in this State, unless the permit is first obtained and the inspection is performed after completion.

(e) Conduct any activity for which a license or permit is required pursuant to chapter 645 of NRS without first obtaining such a license or permit.

(f) Fail to provide the disclosure form required pursuant to NRS 113.130 for a purchaser of a residence in foreclosure for which the asset management company or its asset manager, employee, director, officer or agent has provided asset management.

2. A person who violates a provision of this section is guilty of a misdemeanor.

**NAC CHAPTER 645H - ASSET MANAGEMENT COMPANIES AND ASSET MANAGERS**

**NAC 645H.450 Determination of gross negligence or incompetence.** In determining whether an asset manager is guilty of gross negligence or incompetence as set forth in paragraph (h) of subsection 1 of NRS 645H.700, the Division will consider, among other things, whether the asset manager has: 5. Provided a service report to each client for which the asset manager has provided asset management services.

**NAC CHAPTER 113 - SALES OF REAL PROPERTY**

**113.150 Services may affect, but are not limited to, the following systems and appliances:**

Foundation	Garage door opener
Roof and exterior walls	Dishwasher
Sewer System & line	Water heater
Septic tank & leach field	Smoke detector
Well & pump	Water treatment system
Electrical System	Yard sprinkler system
Heating system	Alarm system
Cooling system	Bathtub(s)
Plumbing System	Shower(s)
Range / oven / hood-fan	Toilet(s)
Built-in microwave	Sink(s)
Garbage disposal	Pool/Spa
Trash compactor	Sauna / hot tub
Central vacuum	