

DEPARTMENT OF BUSINESS AND INDUSTRY
NEVADA REAL ESTATE DIVISION

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<http://red.nv.gov/>

USE OF THE WAIVER AND AUTHORIZATION TO NEGOTIATE DIRECTLY WITH THE CLIENT FORM 676

Form 676 (Waiver and Authorization to Negotiate Directly with the Client Form) consolidates Form 636 (Waiver of Duty to Present All Offers) and 637 (Authorization to Negotiate Directly with Seller) to ensure compliance with Nevada real estate law — specifically NRS 645.254(4) and NAC 645.541 — and establish clear responsibilities among agents, clients, and third parties.

Waiver (Waiver of Duty to Present All Offers)

Purpose: Form 676 is used as a written agreement in which a client agrees to waive the real estate licensee's duty to present all offers, as permitted under [NRS 645.254](#). By signing this form, the client acknowledges that the licensee will not present any offers regarding their property and agrees to take responsibility for managing aspects of the transaction independently.

Requirements: If the client agrees to waive the duty of the licensee to present offers, Form 676 must be completed before the waiver takes effect. This form must include the specific property address and be signed by the client, the licensee, and the broker.

Authorization to Negotiate Directly with the Client

Purpose: This form allows a real estate licensee to negotiate directly with a client (seller, buyer, or lessor) with written permission from the client's broker, as required by [NAC 645.541](#). It authorizes the licensee to communicate offers, counteroffers, and proposals, and prepare responses as directed by the client. This authorization does not establish an agency relationship between the licensee and the client, and the client is encouraged to seek advice from their own broker, financial advisers or legal counsel.

Requirements: Form 676 cannot be utilized without prior completion of the Waiver portion. This form must include the client's name, signature, the specific property address, listing date, company name, and signatures of the client, the client's agent, and the client's broker.

The Relationship Between the Waiver of Duty to Present All Offers and the Authorization to Negotiate Directly with the Client

If the client (seller, buyer, or lessor) signs **Form 676** to waive their agent's obligation to present all offers, they must also complete the *Authorization to Negotiate Directly with the Client* section

to authorize direct negotiations with the other party's agent or broker. Both sections of this form must be used together to ensure compliance with Nevada law and provide clarity to all parties in the transaction

Important Notice: Forms 636 and 637 are no longer valid. These forms have been discontinued and replaced with Form 676 (Waiver and Authorization to Negotiate Directly with the Client).

Where to Access the Consolidated Form:

Form 676 is available on the Division's website at <https://red.nv.gov/Content/Forms/All/>. Real estate professionals are encouraged to download the most current versions to ensure compliance with state laws.

For More Information

For further questions regarding the use of this form, please contact the Nevada Real Estate Division at:

- **Las Vegas Office:** (702) 486-4033
- **Email:** realest@red.nv.gov

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