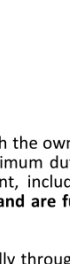


Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALLES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

eXp Realty LLC	603392	tx.broker@exprealty.net	(888) 519-7431
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Karen Richards	508111	tx.broker@exprealty.net	(888) 519-7431
Designated Broker of Firm	License No.	Email	Phone
Karen Richards	508111	tx.broker@exprealty.net	(888) 519-7431
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Gary Goetz	829889	MrGetsItSold@gmail.com	210-510-9337
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

Created by Gary Goetz with HelpSignet Pro

IABS 1-1

Addendum for Coastal Area Property - 33-2 TREC	Add
Addendum for Property in a Propane Gas System Service Area - TREC	Add
Addendum for Property Located Seaward of the Gulf Intercoastal Waterway 34-4 - TREC	Add
Addendum For Property Subject To Mandatory Membership In A Property Owners Association TREC	Add
Addendum for Release of Liability on Assumed Loan &-or Restoration of Sellers VA Entitlement TREC	Add
Addendum for Reservation of Oil, Gas and Other Minerals - TREC	Add
Addendum for Sale of Other Property by Buyer - TREC	Add
Addendum for Section 1031 Exchange - TREC	Add
Addendum for Sellers Disclosure of Info on Lead-Based Paint and Lead-Based Paint Hazards - TREC	Add
Addendum Regarding Fixture Leases - TREC	Add
Addendum Regarding Residential Leases - TREC	Add
Affiliated Business Arrangement Disclosure (ABA) - English Disclosure Statement - eXp Texas	Add
Affiliated Business Arrangement Disclosure (ABA) - Spanish Disclosure Statement - eXp Texas	Add
Amendment to Contract - TREC	Add
Amendment to Contract 2 - TREC	Add
Amendment to Contract 3 - TREC	Add
Amendment to Contract 4 - TREC	Add
Amendment to Contract 5 - TREC	Add
Amendment to Contract 6 - TREC	Add
Authorization to Transfer and Release Listing Contract/Agreement - eXp USA	Add
Authorization to Transfer and Release Purchase Contract - eXp USA	Add
Buyer-Broker Representation Agreement -Spanish Informational - eXp Texas	Add
Buyers Temporary Residential Lease - 16-6 TREC	Add
Compensation Split Agreement (eXp Agents Only) - eXp USA	Add
Condominium Resale Certificate - TREC	Add
Consumer Choice in Your Real Estate Transaction - eXp USA	Add
Consumer Protection Notice - TREC	Add
Direct Compensation From Seller - eXp USA	Add
Direct Compensation From Seller - Spanish Informational - eXp USA	Add
Disclosure and Acknowledgment of NON-Representation (SPANISH LANGUAGE SAMPLE) eXp Texas	Add
Disclosure and Acknowledgment of NON-Representation - eXp Texas	Add
Disclosure of Personal Interest of eXp Realty Agent - eXp USA	Add
Disclosure of Relationship with Residential Service Company - TREC	Add
E&O - eXp Texas	Add
Environmental Assessment - Threatened OR Endangered Species & Wetlands Addendum - 2 TREC	Add
Exclusive Authorization and Right to Sell or Lease - eXp Texas	Add
Exclusive Authorization and Right to Sell or Lease - Spanish Informational - eXp Texas	Add
Exclusive Buyer Tenant-Broker Representation Agreement - eXp Texas	Add
Farm and Ranch Contract - Intermediary - TREC	Add
Farm and Ranch Contract - TREC	Add
General Information for Landlord RE Assistance Animals - TREC	Add
Home Buyer Seller Guide to Radon EPA Phamplet - eXp Realty USA	Add
Information About Broker Services (Buyer) - TREC	Add
Information About Broker Services (Seller) - TREC	Add
Information About Brokerage Services (Seller) - eXp Texas	Remove
International Referral Agreement - eXp USA	Add
Landlords Floodplain and Flood Notice - TREC	Add
Lead Based Paint EPA Pamphlet	Add
Lease Invoice - eXp - Texas	Add
Loan Assumption Addendum - TREC	Add
New Home Contract (Completed Construction) Intermediary - TREC	Add
New Home Contract (Completed Construction) TREC	Add
New Home Contract (Incomplete Construction) Intermediary - TREC	Add
New Home Contract (Incomplete Construction) TREC	Add
Non-Exclusive Buyer Tenant-Broker Representation Agreement - eXp Texas	Add
Non-Realty Items Addendum - TREC	Add
Notice of Buyers Termination of Contract - TREC	Add
Notice of Sellers Termination of Contract - TREC	Add
Notice to Prospective Buyer - TREC	Add
One to Four Family Residential Contract (Resale) Intermediary - TREC	Add
One to Four Family Residential Contract (Resale) TREC	Add
Property Inspection Report - TREC	Add
Property-Specific Compensation Amendment - eXp Texas	Add
Referral Agreement - eXp - Texas	Add
Referral Fee Disclosure - eXp USA	Add
Residential Condominium Contract (Resale) - Intermediary - TREC	Add
Residential Condominium Contract (Resale) - TREC	Add
Seller Advisory: Risk of Limited Market Exposure - eXp USA	Add
Seller Financing Addendum - 26-B TREC	Add
Seller's Disclosure Notice - TREC	Add
Sellers Temporary Residential Lease - 15-6 TREC	Add
Short Sale Addendum - TREC	Add
Sight Unseen/Hold Harmless Agreement - eXp USA	Add
Single Property Buyer-Broker Agreement - eXp Texas	Add
Single Property Buyer-Broker Compensation Agreement -Spanish Informational - eXp Texas	Add
Subdivision Information Including Resale Certificate for Property - 37-5 TREC	Add
Texas Intermediary Disclosure and Election Notice - eXp Texas	Add
Texas Real Estate Consumer Notice Concerning Hazards or Deficiencies - TREC	Add
Third Party Financing Addendum - TREC	Add
Transaction Quick Reference Guide - English - eXp USA	Add
Transaction Quick Reference Guide - Spanish - eXp USA	Add
Unimproved Property Contract - Intermediary - TREC	Add
Unimproved Property Contract - TREC	Add
W-9 2025 - eXp Texas	Add
W-9 2025 for BPOs - eXp USA	Add
Waiver of Inspections - eXp Texas	Add
Wiring Fraud Advisory Notice - eXp - Texas	Add
Wiring Fraud Advisory Notice - Spanish Informational - eXp Texas	Add
Wrap-around and Subject-to Mortgage Consumer Addendum - TREC	Add

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Add to File