



Information About Brokerage Services

Texas law requires all real estate license holders who perform brokerage services to prospective buyers, sellers, and tenants.

EQUAL HOUSING OPPORTUNITY

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including supervising sales agents.
- A SALES AGENT is not a licensed broker and works with clients on behalf of a broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person who hires the broker to represent them in a real estate transaction.)

- Put the interests of the client first and above all others, including the interests of the broker.
- Inform the client of any material information about the property and the transaction.
- Answer questions and provide information to the client.
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED. A broker must enter into a written agreement with a buyer or seller of residential property before showing the property or if no residential property will be shown, before providing specific information required by Texas law. For more information, see the Texas Real Estate Code. Even if a written agreement is not required, to avoid disputes and clearly establish and document the broker's duties to you and your agent, the broker will receive and how this information is disclosed to the buyer or seller.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION AS AN AGENT FOR OWNER (SELLER) OR AS AN AGENT FOR BUYER/TENANT.

AS AGENT FOR OWNER (SELLER) becomes the property owner's agent. Usually in a written listing to sell or property management agreement above and must inform the owner of any material information disclosed to the agent. The agent is not to be used by the owner.

AS AGENT FOR BUYER/TENANT becomes the buyer/tenant's agent. A written representation agreement. A buyer/tenant's agent must disclose material information about the property or transaction to the buyer/tenant. The agent's fees are not set by law and are fully disclosed to the buyer/tenant.

AS AGENT FOR INTERMEDIARY act as an intermediary between the buyer and seller. The written agreement must state the broker's obligations as an intermediary in underlined print, set forth the broker's obligations as an intermediary.

- Must treat all parties to the transaction impartially and fairly.
- May, with the parties' written consent, appoint a designated agent (buyer) to communicate with, provide opinions and advice to the owner.
- Must not, unless specifically authorized in writing to do so, that the owner will accept a price less than the written offer or that the buyer/tenant will pay a price greater than the written offer, unless specifically authorized in writing to do so by law.

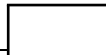
A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT A WRITTEN AGREEMENT.

- The broker has not agreed with the buyer/tenant, either orally or in writing.
- The broker is not otherwise acting in the transaction.
- The broker does not provide the buyer/tenant opinions or advice.
- The broker does not perform any other act of real estate brokerage.

Before showing a residential property to an unrepresented buyer/tenant, the broker must provide the information required by section 1101.563 of the Texas Real Estate Code, limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION provided for information only. You may use this information to contact the broker. Please acknowledge receipt of this notice.

LPT Realty, LLC		9012763	txbrokers@lptrealty.com	877-366-2213
Name of Sponsoring Brokerage (Not a Brokerage)		Individual or Business Entity		
Richard Shae Cottar		638245	txbrokers@lptrealty.com	877-366-2213
Name of Designated Brokerage		Business Entity, if applicable		
Lacey Pipes		715283	txbrokers@lptrealty.com	877-366-2213
Name of Licensed Salesperson		Agent/Associate, if applicable		
San Antonio Property Group		786473	marcusrsoliz@icloud.com	210.332.2532
Name of Sales Agent		Licensee		



Buyer/Tenant/Seller/Landlord Initials

IA B12

Regulated by the Texas Real Estate Commission