



# 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.

11-2-2015



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **ABROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **ASALES 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):

- Put the interests of the client above all others, including the broker's own interests;
- 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.

**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 by the seller or seller's agent.

**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
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**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:

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Keller Williams Advantage Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9003002 License No.	klrw553@kw.com Email	(254) 751-7900 Phone
Al Rincon Designated Broker of Firm	525285 License No.	klrw553@kw.com Email	(254) 751-7900 Phone
Kerri Humble Licensed Supervisor of Sales Agent/ Associate	693930 License No.	klrw553@kw.com Email	(254) 751-7900 Phone
Brad Harrell Sales Agent/Associate's Name	363789 License No.	bharrell@onwardret.com Email	(254) 870-9769 Phone

Buyer/Tenant/Seller/Landlord Initials

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Kerri Humble Licensed Supervisor of Sales Agent/ Associate	693930 License No.	klrw553@kw.com Email	(254) 751-7900 Phone
Melissa Harrell Sales Agent/Associate's Name	647271 License No.	mharrell@onwardret.com Email	(254) 870-9769 Phone

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Brad Harrell Designated Broker of Firm	363789 License No.	brad@harrellteam.realestate Email	(254) 870-9769 Phone
Brad Harrell Licensed Supervisor of Sales Agent/ Associate	363789 License No.	brad@harrellteam.realestate Email	(254) 870-9769 Phone
Kyle Cox Sales Agent/Associate's Name	766249 License No.	kcox@onwardret.com Email	(254) 870-9769 Phone

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Al Rincon Designated Broker of Firm	525285 License No.	klrw553@kw.com Email	(254) 751-7900 Phone
Kerri Humble Licensed Supervisor of Sales Agent/ Associate	693930 License No.	klrw553@kw.com Email	(254) 751-7900 Phone
David Haragan Sales Agent/Associate's Name	708749 License No.	dharagan@onwardret.com Email	(254) 870-9769 Phone

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Kerri Humble Licensed Supervisor of Sales Agent/ Associate	693930 License No.	klrw553@kw.com Email	(254) 751-7900 Phone
Adam Voight Sales Agent/Associate's Name	650810 License No.	avoight@onwardret.com Email	(254) 870-9769 Phone

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Jeff Young Sales Agent/Associate's Name	712701 License No.	jyoung@onwardret.com Email	(254) 870-9769 Phone

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Keller Williams Advantage Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9003002 License No.	klrw553@kw.com Email	(254) 751-7900 Phone
Al Rincon Designated Broker of Firm	525285 License No.	klrw553@kw.com Email	(254) 751-7900 Phone
Kerri Humble Licensed Supervisor of Sales Agent/ Associate	693930 License No.	klrw553@kw.com Email	(254) 751-7900 Phone
David Gardner Sales Agent/Associate's Name	730992 License No.	dgardner@onwardret.com Email	(254) 870-9769 Phone

Buyer/Tenant/Seller/Landlord Initials

Date





# 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.

11-2-2015



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **ABROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **ASALES 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):

- Put the interests of the client above all others, including the broker's own interests;
- 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:

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- 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.
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Kerri Humble Licensed Supervisor of Sales Agent/ Associate	693930 License No.	klrw553@kw.com Email	(254) 751-7900 Phone
ShaLynna Mosley Sales Agent/Associate's Name	417901 License No.	smosley@onwardret.com Email	(254) 870-9769 Phone

Buyer/Tenant/Seller/Landlord Initials

Date



# Information About Brokerage Services

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11-2-2015



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Kerri Humble Licensed Supervisor of Sales Agent/ Associate	693930 License No.	klrw553@kw.com Email	(254) 751-7900 Phone
Xavier Rosas Sales Agent/Associate's Name	794462 License No.	xrosas@onwardret.com Email	(254) 870-9769 Phone

Buyer/Tenant/Seller/Landlord Initials

Date



# Information About Brokerage Services

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11-2-2015



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Al Rincon Designated Broker of Firm	525285 License No.	klrw553@kw.com Email	(254) 751-7900 Phone
Kerri Humble Licensed Supervisor of Sales Agent/ Associate	693930 License No.	klrw553@kw.com Email	(254) 751-7900 Phone
Rodney Chamness Sales Agent/Associate's Name	801494 License No.	tchamness@onwardret.com Email	(254) 870-9769 Phone

Buyer/Tenant/Seller/Landlord Initials

Date



# Information About Brokerage Services

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11-2-2015



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Al Rincon Designated Broker of Firm	525285 License No.	klrw553@kw.com Email	(254) 751-7900 Phone
Kerri Humble Licensed Supervisor of Sales Agent/ Associate	693930 License No.	klrw553@kw.com Email	(254) 751-7900 Phone
Derek Houser Sales Agent/Associate's Name	783120 License No.	dhouser@onwardret.com Email	(254) 870-9769 Phone

Buyer/Tenant/Seller/Landlord Initials

Date



# 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.

11-2-2015



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Alliance Management Systems, LLC Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9007289 License No.	info@leasetexasnow.com Email	(254) 870-0101 Phone
Brad Harrell Designated Broker of Firm	363789 License No.	brad@harrellteam.realestate Email	(254) 870-9769 Phone
Brad Harrell Licensed Supervisor of Sales Agent/ Associate	363789 License No.	brad@harrellteam.realestate Email	(254) 870-9769 Phone
Taylor Wilson Sales Agent/Associate's Name	760815 License No.	twilson@leasetexasnow.com Email	(254) 870-0101 Phone

Buyer/Tenant/Seller/Landlord Initials

Date



# 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.

11-2-2015



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Kerri Humble Licensed Supervisor of Sales Agent/ Associate	693930 License No.	klrw553@kw.com Email	(254) 751-7900 Phone
Logan Taylor Sales Agent/Associate's Name	818903 License No.	ltaylor@onwardret.com Email	(254) 870-9769 Phone

Buyer/Tenant/Seller/Landlord Initials

Date



# Information About Brokerage Services

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11-2-2015



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Kerri Humble Licensed Supervisor of Sales Agent/ Associate	693930 License No.	klrw553@kw.com Email	(254) 751-7900 Phone
Thad Barker Sales Agent/Associate's Name	825785 License No.	tbarker@onwardret.com Email	(254) 424-3075 Phone

Buyer/Tenant/Seller/Landlord Initials

Date



# Information About Brokerage Services

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11-2-2015



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**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.

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Buyer/Tenant/Seller/Landlord Initials

Date