



# Information About Brokerage Services

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

**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 SALES 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
  - 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.

<b>eXp Realty LLC</b>	<b>603392</b>	<b>TX.Broker@exprealty.com</b>	<b>(888)519-7431</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Rick Tankersley</b>	<b>581016</b>	<b>TX.Broker@exprealty.com</b>	<b>(888)519-7431</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Marty Chrisman</b>	<b>501582</b>	<b>Martha.Chrisman@exprealty.net</b>	<b>(210)326-5824</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Dayton Schrader</b>	<b>312921</b>	<b>Dayton@theschradergroup.com</b>	<b>(210)757-9785</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\*See page 2 for all real estate agents

Buyer/Tenant/Seller/Landlord Initials

Date

<b>REAL ESTATE AGENT</b>	<b>EMAIL</b>	<b>LICENSE NO.</b>
Dayton Schrader	dayton@theschradergroup.com	312921
Alex Balfour	alex@theschradergroup.com	741946
Allison Garcia	allison.garcia@theschradergroup.com	469862
Andrew A. Cases Jr.	andrew@theschradergroup.com	746390
Aprille Sowder	aprille@theschradergroup.com	706153
Ashlee Droemer	ashlee@theschradergroup.com	479676
Bob Runion	bob@theschradergroup.com	468272
Bruce Balfour	bruce@theschradergroup.com	594622
Carolyn Cole	carolyn@theschradergroup.com	706249
Chris Young	chris@theschradergroup.com	727934
Crystal Villalobos	crystal@theschradergroup.com	756917
Denese Harris	denese@theschradergroup.com	652814
Elizabeth Lozano	elizabeth@theschradergroup.com	729891
Julia Maurer	julia@theschradergroup.com	745423
Julie Stewart	julie@theschradergroup.com	517503
LaVonna Stewart	lavonna@theschradergroup.com	667183
Lorenia Aguirre	lorenia@theschradergroup.com	599661
Megan DeSpain	megan@theschradergroup.com	758559
Monica Vasquez	monica@theschradergroup.com	471171
Raul Jimenez	raul@theschradergroup.com	64650
Theresa Manzanares	theresa@theschradergroup.com	743062
Valerie Gambedotti	valerie@theschradergroup.com	675522