



11/2/2015

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

Topper Real Estate	9007304	rodney@topperrealestate.net	(830)385-9658
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Margo Davis	561544	margo@topperrealestate.net	(830)456-8615
Designated Broker of Firm	License No.	Email	Phone
Rodney Topper	9007304	rodney@topperrealestate.net	(830)385-9658
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jerry Myane	219640	jerry@topperrealestate.net	(830)706-4063
Sales Agent/Associate's Name	License No.	Email	Phone
MAE BREE			
Buyer/Tenant/Seller/Landlord Initials		Jan 3 2019	
		Date	

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Topper Real Estate, 807 Main St / P. O. Box 809 Blanco TX 78606
Jerry Myane

Produced with zipForm® by zipLogix 18070 Fillion Mile Road, Fraser, Michigan 48026 www.ziplogix.com

Phone: 830-833-5511

Fax: 830-833-2191

Information available at www.trec.texas.gov

IABS 1-0 Date

Macon to Ragon

NOTICE REGARDING OAK WILT IN CENTRAL TEXAS

NOTICE: There may be OAK WILT on the property you about to purchase.

Oak Wilt is a disease that has long been recognized as causing massive tree loss in the Texas Hill Country. It has now been identified in 44 Texas counties. Losses vary with location, with the greatest losses occurring, in the Texas Hill Country. A management program has been developed by the Research and Extension facility at Texas A & M University. This program involves the use of cultural and chemical controls.

AS BROKERS AND REAL ESTATE REPRESENTATIVES:

- We cannot make representations or guarantees because we are not trained in identifying the condition of trees and their diseases and have NO expertise in the area of plant disease.

RECOMMENDATIONS ARE:

- That you take whatever other measures you feel are necessary to satisfy yourself about the condition of the property and its surrounding.
- In the event you get inspections, you should accompany the inspectors and other experts during their inspections and ask any questions you have about the property.

ADDITIONAL INFORMATION:

If you are concerned or desire additional information, you may call your County Agricultural Extension Service, or you have access to the internet, go to:

http://dallas.tamu.edu/oakwilt/oak_wilt_information_page.html.

By:

[Signature]
Realtor

Mary Joy
Seller

Bonnie A. Edmund
Seller

Mark A. Edmund

Buyer

Buyer

Dated