

EXCLUSIVE RIGHT TO SELL LISTING AGREEMENT

We do hereby list for sale with Brooks Land Gallery, Inc., Realtor, of Stephenville, Texas, the following described property located in Erath County, State of Texas. In consideration of services which said Realtor herein agrees to render, we give said Realtor the Exclusive Right to Sell said property for a period of 6 months months, which will be until the 7 day of September, 2012.

List Price \$79,900.00 Terms Cash, Conventional

Legal Description Acres: 4 out of 35.33, A0243 ESTES
Anderson; 4 Barn/House

Special Conditions or Remarks: _____

We agree to pay Brooks Land Gallery, Inc. at the time and place of closing a commission of 6 % of the sales price (a) if during said listing period an agent of Brooks Land Gallery, Inc. finds or presents a Buyer who shall be Ready, Willing, and Able to purchase said property at any agreed upon Price and Terms, or (b) if said property is sold by Seller, or his agents, or any other person or persons during said listing period, or (c) if said property is sold by Seller within 90 days after termination of this Contract to any person or persons to whom said property has been presented during said listing period, providing listing Realtor furnishes Seller in writing the names of the person or persons within (10) business days after the expiration of this Contract, or (d) if the Seller enters into any Lease or Option Agreement with the person or persons in the above time.

We Give Brooks Land Gallery, Inc. permission to advertise and place a sign on the above said property.

Dated this 5 day of March, 2012 at Stephenville, Texas.

Seller / Sellers

X [Signature]

X _____

Addresses & Phone #'S

P.O. Box 914 -

512-784-6879

X [Signature] Agent

Brooks Land Gallery, Inc. - PO Box 135 Stephenville, TX 76401
Phone: (254)-965- 5051

NEW LISTING INFORMATION

PROPERTY: TBD CR 179

AGENT NAME: Brandon Smith

PRICE: \$79,900.00 ACRES: 4

SELECT THE PROPERTY CATEGORY BELOW THAT FITS THE PROPERTY YOU ARE LISTING.

☒ RESIDENTIAL

☐ LOTS/ACREAGE (UNDER 25 AC)

☐ FARM & RANCH (OVER 25 AC)

☐ COMMERCIAL

☒ HOMES WITH ACREAGE (UNDER 25 AC)

☐ ACREAGE WITH HOME (OVER 25 AC)

DIRECTIONS TO THE PROPERTY: From Lone Star Aven Go N on
377 mile, Turn Right on CR 179 2 miles, Property
on Right. SOP

COMPLETE NEWSPAPER AD (SHORT - APPROX. 3 LINES) Bring your Horses!
Enjoy a Rustic 3 bedroom 3 bath Barn/Home on 4 acres
Close to town. Acreage includes sandy land with
coastal. Additional acreage available. Perfect Rental!

Bring your Horses!
COMPLETE INTERNET AD (LONG - VERY DESCRIPTIVE) Enjoy a Rustic 3 bedroom
3 bath Barn/Home on 4 acres close to town.
Acreage includes sandy land with coastal. Set up
perfect for a Rental! put you finishing touches
on this unfinished Home. Additional acreage available.
Priced for a quick sale!

PRIMARY CONTACT: Scott Brown

ALTERNATE CONTACT: _____

PRIMARY PHONE: 512 - 784 - 6879

ALTERNATE PHONE: _____

SHOWING INSTRUCTIONS: Call Office (Not Locked)


[Home](#) [Return to Search](#) [Print](#)
Property Year 2011

Information Updated 1/27/2012

Property ID: R000072303 Geo ID: R.0243.00046.00.0

[< Previous Property](#) **2 / 2** [Next Property >](#)
Property Details**Ownership**

BROWN SCOTT
CANDOR CO
PO BOX 914
STEPHENVILLE, TX 76401-0914

Ownership Interest: 1.0000000

18-15-2

Available Actions
[File Notice of Protest for this Property](#)

* Protest is date sensitive. Please refer to the protest deadline on the Notice of Appraised Value.

Qualified Exemptions

Not Applicable

Legal Information

Legal: Acres: 35.330, A0243 ESTIS ANDERSON; & BARN/HOUSE

Situs: CR179 4550

Property Valuation History

Values by Year		2011	2010	2009	2008	2007	n/a
Improvements	+	\$27,180	\$30,140	\$19,940	\$19,940	\$14,040	\$0
Land	+	\$10,000	\$10,000	\$0	\$0	\$0	\$0
Production Market	+	\$171,650	\$171,650	\$176,650	\$141,320	\$141,320	\$0
Personal	+	\$0	\$0	\$0	\$0	\$0	\$0
Mineral	+	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	=	\$208,830	\$211,790	\$196,590	\$161,260	\$155,360	\$0
Agricultural Loss	-	\$168,730	\$168,730	\$173,650	\$137,820	\$138,460	\$0
Homestead Cap Loss	-	\$0	\$0	\$0	\$0	\$0	\$0
Total Assessed	=	\$40,100	\$43,060	\$22,940	\$23,440	\$16,900	\$0

Improvement / Buildings Improvement Value: \$27,180

Group Sequence	Code	Building Description	Year Built	Square Footage	Perimeter Footage
1	MA	MAIN AREA	2005	840	122
2	P	COVERPORCH	2005	320	96
3	SHED	SHED	2005	1,560 <i>Bed Rm</i>	158
4	ASHE	SHED ATTACHED	2005	400 <i>Storage Room</i>	100
5	MA2	MAIN AREA2 STORY	2010	600	100

447

Land Details Market Value: \$10,000 Production Market Value: \$171,650 Production Value: \$2,920

Land Code	Acres	Sq. Ft.	Front Ft.	Rear Ft.	Depth	Mkt. Value	Prd. Value
HS	1.000	43,560	0	0		10,000	0
SAE	34.330	1,495,415	0	0		171,650	2,918

Deed History

Sold By	Volume	Page	Deed Date Instrument
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Property Tax Estimation by Entity / Jurisdiction

Code	Description	Taxable Value	Tax Rate per \$100	Tax Factor applied to Taxable Value	Estimated Tax
072	ERATH COUNTY	40,100	\$0.3475	0.003475	\$139.35
903	STEPHENVILLE ISD	40,100	\$1.17	0.0117	\$469.17
MTD	MIDDLE TRINITY WATER	40,100	\$0.015	0.00015	\$6.02
RER	ERATH ROAD & BRIDGE	40,100	\$0.1225	0.001225	\$49.12
Total Estimation			\$1.655	0.01655	\$663.66

Southwest Data Solutions provides this information "as is" without warranty of any kind.

Southwest Data Solutions is not responsible for any errors or omissions.

4550 County Road 179, TX, Erath County

Multiple Building Property Summary

► Owner Information

Owner Name:	Brown Scott	Tax Billing City & State:	Stephenville, TX
Owner Name 2:	Candor Co	Tax Billing Zip:	76401
Tax Billing Address:	Po Box 914	Tax Billing Zip+4:	0008

► Location Information

School District :	Stephenville ISD	MLS Sub Area:	4
MLS Area:	78	Mapsco Page-Grid:	18-15-2

► Tax Information

Tax ID:	R000072303	% Improved:	68%
Alternate Tax ID:	R024300046000	Tax Appraisal Area:	072
Parcel ID:	R000072303		
Legal Description:	ACRES: 35.330 A0243 ESTIS ANDERSON; & BARN/HOUSE		

► Assessment & Tax

Assessment Year	2011 - Certified	2010 - Certified	2009 - Certified
Assessed Value - Total	\$40,100	\$43,060	\$22,940
Assessed Value - Land	\$12,920	\$12,920	\$3,000
Assessed Value - Improved	\$27,180	\$30,140	\$19,940
YOY Assessed Change (\$)	-\$2,960	\$20,120	
YOY Assessed Change (%)	-6.87%	87.71%	
Market Value - Total	\$208,830	\$211,790	\$196,590
Market Value - Land	\$181,650	\$181,650	\$176,650
Market Value - Improved	\$27,180	\$30,140	\$19,940
Tax Year	Total Tax	YOY Tax Change (\$)	YOY Tax Change (%)
2009	\$381		
2010	\$694	\$313	82.06%
2011	\$664	-\$30	-4.39%
Jurisdiction	Tax Amount	Tax Type	Tax Rate
Erath County	\$139	Actual	.3475
Stephenville ISD	\$469	Actual	1.17
Middle Trinity Water	\$6	Actual	.015
Erath Road & Bridge	\$49	Actual	.1225

► Characteristics

Land Use - Corelogic:	Agricultural (NEC)	Total Building Sq Ft:	1,440
Land Use - State:	Real Farm And Ranch Improv	# of Buildings:	2
Estimated Lot Acres:	35.33	Porch:	Covered Porch
Estimated Lot Sq Ft:	1,538,975	Porch 1 Area:	320
Building Sq Ft:	1,440	Year Built:	2005

► Features

Feature Type	Size/Qty	Year Built
Main Area	840	2005
Coverporch	320	2005
Shed	1,560	2005
Shed Attached	400	2005

► Market Sale & Sale History

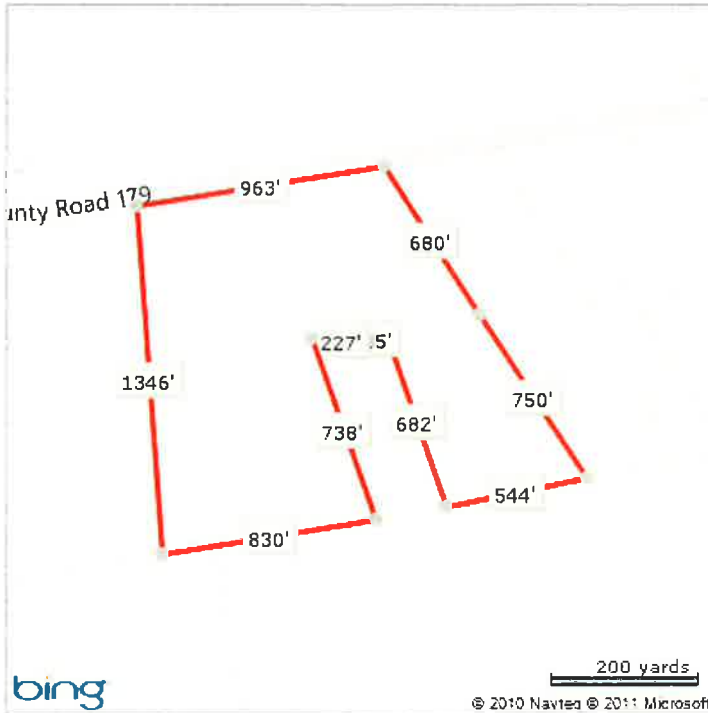
Courtesy of Jeanie Holston, NTREIS

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Property Detail

Buyer Name	Brown Scott
Seller Name	Owner Record
Document Number	1014-1018
Document Type	Deed (Reg)

► Property Map



*Lot Dimensions are Estimated



Building 1 of 2

► Owner Information

Owner Name:	Brown Scott	Tax Billing Zip:	76401
Owner Name 2:	Candor Co	Tax Billing Zip+4:	0008
Tax Billing City & State:	Stephenville, TX		

► Location Information

School District :	Stephenville ISD	Mapsco Page-Grid:	18-15-2
MLS Area:	78		

► Tax Information

Tax ID:	R000072303	% Improved:	68%
Alternate Tax ID:	R024300046000	Tax Appraisal Area:	072
Parcel ID:	R000072303		
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► Assessment & Tax

Assessment Year	2011 - Certified		
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Courtesy of Jeanie Holston, NTREIS

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Property Detail

Market Value - Land	\$181,650		
Market Value - Improved	\$27,180		
Tax Year	Total Tax	YOY Tax Change (\$)	YOY Tax Change (%)
	\$694		
2011	\$664	-\$30	-4.39%
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Land Use - State:	Real Farm And Ranch Improv	Porch:	Covered Porch
Estimated Lot Acres:	35.33	Porch 1 Area:	320
Estimated Lot Sq Ft:	1,538,975	Year Built:	2005
Building Sq Ft:	840		

► Features

Feature Type	Size/Qty	Year Built
Main Area	840	2005
Coverporch	320	2005
Shed	1,560	2005
Shed Attached	400	2005

► Market Sale & Sale History

Buyer Name	Brown Scott
Seller Name	Owner Record
Document Number	1014-1018
Document Type	Deed (Reg)

Building 2 of 2

► Owner Information

Owner Name:	Brown Scott	Tax Billing Zip:	76401
Owner Name 2:	Candor Co	Tax Billing Zip+4:	0008
Tax Billing City & State:	Stephenville, TX		

► Location Information

School District :	Stephenville ISD	Mapsco Page-Grid:	18-15-2
MLS Area:	78		

► Tax Information

Tax ID:	R000072303	% Improved:	68%
Alternate Tax ID:	R024300046000	Tax Appraisal Area:	072
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Property Detail

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► Characteristics

Land Use - Corelogic:	Agricultural (NEC)	Building Sq Ft:	600
Land Use - State:	Real Farm And Ranch Improv	Total Building Sq Ft:	1,440
Estimated Lot Acres:	35.33	Year Built:	2010
Estimated Lot Sq Ft:	1,538,975		

► Features

Feature Type	Size/Qty	Year Built
Main Area2 Story	600	2010

► Market Sale & Sale History

Buyer Name	Brown Scott
Seller Name	Owner Record
Document Number	1014-1018
Document Type	Deed (Reg)

Courtesy of Jeanie Holston, NTREIS

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Property Detail

**SELLER'S DISCLOSURE OF PROPERTY CONDITION**CONCERNING THE PROPERTY AT TBD CR 179 Stephenville
(Street Address and City)

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PURCHASER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR SELLER'S AGENTS.

Seller ☐ is ☐ is not occupying the Property. If unoccupied, how long since Seller has occupied the Property? _____

1. The Property has the items checked below [Write Yes (Y), No (N), or Unknown (U)]:

- | | | |
|---|---|---|
| <input type="checkbox"/> Range | <input type="checkbox"/> Oven | <input type="checkbox"/> Microwave |
| <input type="checkbox"/> Dishwasher | <input type="checkbox"/> Trash Compactor | <input type="checkbox"/> Disposal |
| <input checked="" type="checkbox"/> Washer/Dryer Hookups | <input checked="" type="checkbox"/> Window Screens | <input type="checkbox"/> Rain Gutters |
| <input type="checkbox"/> Security System | <input type="checkbox"/> Fire Detection Equipment | <input type="checkbox"/> Intercom System |
| | <input checked="" type="checkbox"/> Smoke Detector | |
| | <input type="checkbox"/> Smoke Detector-Hearing Impaired | |
| | <input type="checkbox"/> Carbon Monoxide Alarm | |
| | <input type="checkbox"/> Emergency Escape Ladder(s) | |
| <input type="checkbox"/> TV Antenna | <input checked="" type="checkbox"/> Cable TV Wiring | <input type="checkbox"/> Satellite Dish |
| <input checked="" type="checkbox"/> Ceiling Fan(s) | <input checked="" type="checkbox"/> Attic Fan(s) | <input type="checkbox"/> Exhaust Fan(s) |
| <input checked="" type="checkbox"/> Central A/C | <input checked="" type="checkbox"/> Central Heating | <input type="checkbox"/> Wall/Window Air Conditioning |
| <input checked="" type="checkbox"/> Plumbing System | <input checked="" type="checkbox"/> Septic System | <input type="checkbox"/> Public Sewer System |
| <input type="checkbox"/> Patio/Decking | <input type="checkbox"/> Outdoor Grill | <input type="checkbox"/> Fences |
| <input type="checkbox"/> Pool | <input type="checkbox"/> Sauna | <input type="checkbox"/> Spa <input type="checkbox"/> Hot Tub |
| <input type="checkbox"/> Pool Equipment | <input type="checkbox"/> Pool Heater | <input type="checkbox"/> Automatic Lawn Sprinkler System |
| <input type="checkbox"/> Fireplace(s) & Chimney (Woodburning) | | <input type="checkbox"/> Fireplace(s) & Chimney (Mock) |
| <input type="checkbox"/> Natural Gas Lines | | <input type="checkbox"/> Gas Fixtures |
| <input type="checkbox"/> Liquid Propane Gas: | <input type="checkbox"/> LP Community (Captive) | <input type="checkbox"/> LP on Property |
| Garage: <input type="checkbox"/> Attached | <input type="checkbox"/> Not Attached | <input type="checkbox"/> Carport |
| Garage Door Opener(s): | <input type="checkbox"/> Electronic | <input type="checkbox"/> Control(s) |
| Water Heater: | <input type="checkbox"/> Gas | <input checked="" type="checkbox"/> Electric |
| Water Supply: <input type="checkbox"/> City | <input checked="" type="checkbox"/> Well <input type="checkbox"/> MUD | <input type="checkbox"/> Co-op |

Roof Type: METAL Age: _____ (approx)Are you (Seller) aware of any of the above items that are not in working condition, that have known defects or that are in need of repair? ☐ Yes ☒ No ☐ Unknown If yes, then describe. (Attach additional sheets if necessary): _____

TREC No. OP-H

2. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766, Health and Safety Code? ☒ Yes ☐ No ☐ Unknown If the answer to this question is no or unknown, explain. (Attach additional sheets if necessary): _____

* Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information. A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing impaired and specifies the locations for the installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

3. Are you (Seller) aware of any known defects/malfunctions in any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

<u>N</u> Interior Walls	<u>N</u> Ceilings	<u>N</u> Floors
<u>N</u> Exterior Walls	<u>N</u> Doors	<u>N</u> Windows
<u>N</u> Roof	<u>N</u> Foundation/Slab(s)	<u>N</u> Basement
<u>N</u> Walls/Fences	<u>N</u> Driveways	<u>N</u> Sidewalks
<u>N</u> Plumbing Sewers/Septics	<u>N</u> Electrical Systems	<u>N</u> Lighting Fixtures
____ Other Structural Components (Describe) _____		

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): _____

4. Are you (Seller) aware of any of the following conditions? Write Yes (Y) if you are aware, write No (N) if you are not aware.

<u>N</u> Active Termites (includes wood destroying insects)	<u>N</u> Previous Structural or Roof Repair
<u>N</u> Termite or Wood Rot Damage Needing Repair	<u>N</u> Hazardous or Toxic Waste
<u>N</u> Previous Termite Damage	<u>N</u> Asbestos Components
<u>N</u> Previous Termite Treatment	<u>N</u> Urea-formaldehyde Insulation
<u>N</u> Previous Flooding	<u>N</u> Radon Gas
<u>N</u> Improper Drainage	<u>N</u> Lead Based Paint
<u>N</u> Water Penetration	<u>N</u> Aluminum Wiring
<u>N</u> Located in 100-Year Floodplain	<u>N</u> Previous Fires
<u>N</u> Present Flood Insurance Coverage	<u>N</u> Unplatted Easements

N Landfill, Settling, Soil Movement, Fault Lines
N Single Blockable Main Drain in Pool/Hot Tub/Spa*

N Subsurface Structure or Pits
N Previous Use of Premises for Manufacture of
Methamphetamine

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): _____

*A single blockable main drain may cause a suction entrapment hazard for an individual.

5. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair? ☐ Yes (if you are aware)
☒ No (if you are not aware) If yes, explain. (Attach additional sheets if necessary): _____

6. Are you (Seller) aware of any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

N Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at that time.
N Homeowners' Association or maintenance fees or assessments.
N Any "common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others.
N Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
N Any lawsuits directly or indirectly affecting the Property.
N Any condition on the Property which materially affects the physical health or safety of an individual.
N Any rainwater harvesting system connected to the property's public water supply that is able to be used for indoor potable purposes.

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): _____

7. If the property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.

Scott Brown
Signature of Seller
Scott Brown

3/5/12
Date

Signature of Seller

Date

The undersigned purchaser hereby acknowledges receipt of the foregoing notice.

Signature of Buyer

Date

Signature of Buyer

Date

TREC No. OP-H



TEXAS ASSOCIATION OF REALTORS®

INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.
©Texas Association of REALTORS®, Inc., 2004

CONCERNING THE PROPERTY AT

A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:

- (1) Type of Treatment System: ☒ Septic Tank ☐ Aerobic Treatment ☐ Unknown
☐ _____
- (2) Type of Distribution System: _____ ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: _____

- (4) Installer: Williams Driveway Service - 254-592-6677 ☐ Unknown
- (5) Approximate Age: 5 yrs ☐ Unknown

B. MAINTENANCE INFORMATION:

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? ☐ Yes ☒ No
 If yes, name of maintenance contractor: _____
 Phone: _____ contract expiration date: _____
Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard on-site sewer facilities.)
- (2) Approximate date any tanks were last pumped? NOT USED
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? ☐ Yes ☒ No
 If yes, explain: _____

- (4) Does Seller have manufacturer or warranty information available for review? ☐ Yes ☐ No

C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

- (1) The following items concerning the on-site sewer facility are attached:
☐ planning materials ☐ permit for original installation ☐ final inspection when OSSF was installed
☐ maintenance contract ☐ manufacturer information ☐ warranty information ☐ _____
- (2) "Planning materials" are the supporting materials that describe the on-site sewer facility that are submitted to the permitting authority in order to obtain a permit to install the on-site sewer facility.
- (3) It may be necessary for a buyer to have the permit to operate an on-site sewer facility transferred to the buyer.

D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

<u>Facility</u>	<u>Usage (gal/day) without water- saving devices</u>	<u>Usage (gal/day) with water- saving devices</u>
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling (6 bedrooms; less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	60

This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.

		<i>X. Scott Brown</i>	3/5/12
Signature of Seller	Date	Signature of Seller	Date

Receipt acknowledged by:

Signature of Buyer	Date	Signature of Buyer	Date



Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;

(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;


(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.


Buyer, Seller, Landlord or Tenant

3/5/12
Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

(TAR-2501) 10-10-11

TREC No. OP-K

Brooks Real Estate PO Box 135 Stephenville, TX 76401
Phone: (254)965-5051 Fax: (254)965-5887

BRANDON SMITH

Untitled



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Texas Orthomagey Program

32°14'41.79" N 98°07'39.79" W elev 1278 ft