

**DBL REAL ESTATE**  
**1702 E MAIN ST**  
**MADISONVILLE, TX 77864**  
**(936) 348-9977 PH/(936) 348-9979 FAX**



Exciting location that offers a unique opportunity to investors! Located 1.5 hours from Houston, 2.5 hours from Dallas & only 45 minutes from Texas A & M University.



8400 SF building with 250 FT of Hwy 21 road frontage located at the corner of I-45N and Hwy 21. Adjoining empty lot (1.4294 ac) also available for purchase . Offered at \$800,000

Data obtained from seller & deemed reliable but is not guaranteed by Broker/Agent. All information should be independently verified.



SUBJECT  
PROPERTY

250'

525'

525'

INTERSTATE 45 NORTH

250'

125'

E MAIN ST

DBL DISCLAIMER:  
Measurements are approximate

DBL Disclaimer:  
Measurements are  
approximate

2.6AC SITE FOR SALE,

62-111747-10

# Hotel

15

TRUCK WITH  
CABIN EQUIPT.

10794-8C

4-29-71 AC  
SECOND TRACT

6-301 DC.

1.4294 AC.

40.38.4 - 415.0

24.4038°N - 471.00

0130-2-4751

24

55

AC

84-47500

2040

38.104 4-15, 201

22

4-10-68

10

$$20' 16'' 44'' = 475.00$$


1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839. 840. 84

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34-52,56-474

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1. *Journal of the American Medical Association*, 1997; 277: 1033-1038.



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8.

... ..

1. The first step in the process is to identify the problem or issue that needs to be addressed. This involves gathering information and understanding the context of the problem.

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*Journal of Management Education* 30(6)

DB

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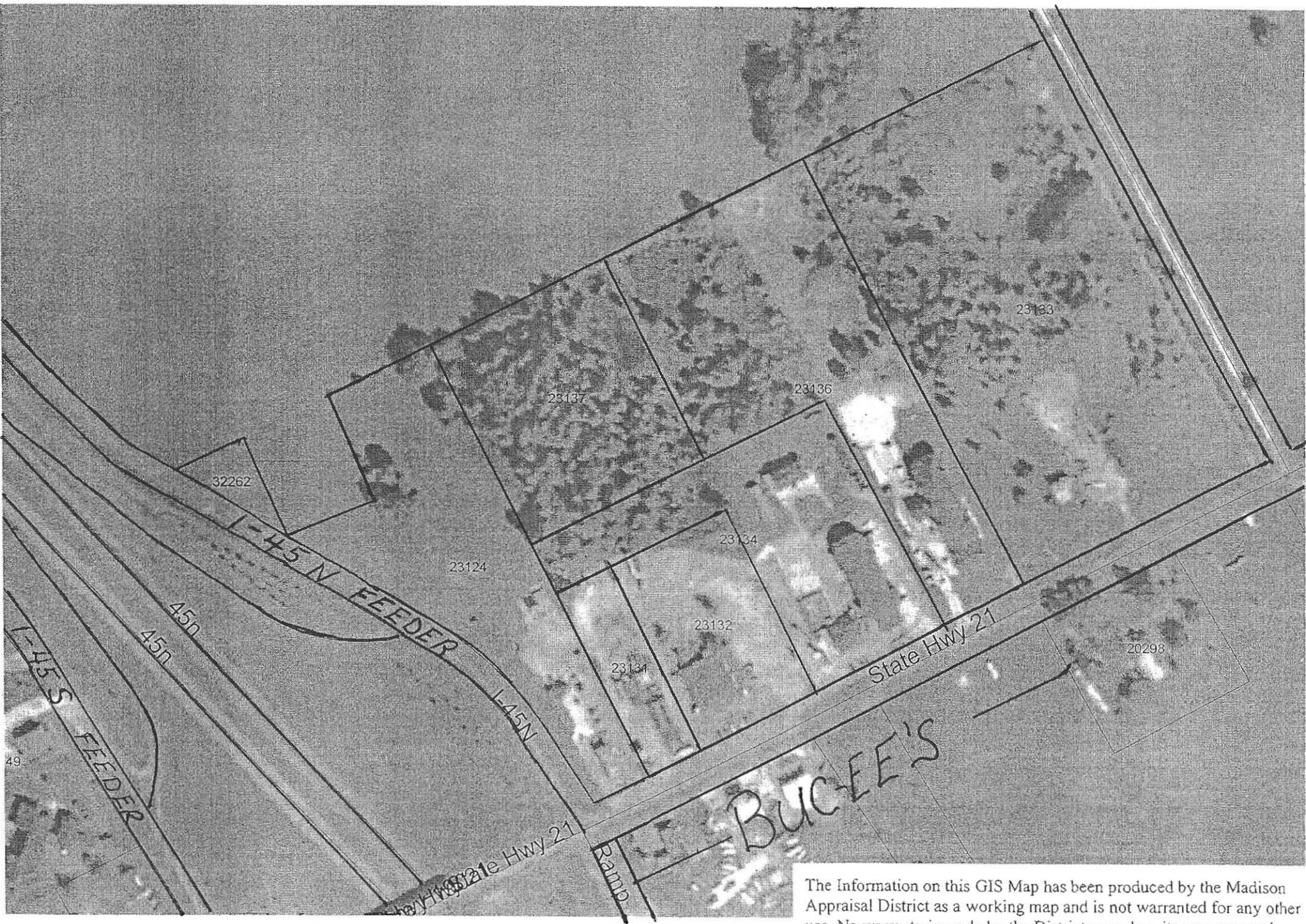
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The Information on this GIS Map has been produced by the Madison Appraisal District as a working map and is not warranted for any other use. No warranty is made by the District regarding its accuracy and completeness.

## Traffic Counts for the I-45 & Hwy. 21 Intersection

Located on the corner of Interstate 45 North and Highway 21 East, the Corral Café building is situated at the most heavily trafficked intersection in Madison County. The following traffic counts\* were obtained from the 2004 Texas Department of Transportation traffic studies. To ensure a greater measure of accuracy, the figures have been adjusted to include a 3% increase in traffic flow per year since the count as advised by TXDoT officials. (Last Updated: 4/17/2008)

- I-45: Traffic that passes Hwy 21 on I-45 North (toward Dallas) averages a flow of **30,240 vehicles per day (VPD)**, an average of **907,200 vehicles per 30-day month (VPM)**. The count of traffic passing Hwy 21 on I-45 South (toward Houston) is the same.

- Hwy. 21: Traffic that crosses I-45 on Highway 21 East averages a flow of **4,816 VPD**, an average of **144,480 VPM**. Traffic that crosses I-45 on Highway 21 West averages a flow of **11,312 VPD**, an average of **339,360 VPM**.

\*DBL Disclaimer: Traffic counts are approximate and are not guaranteed to be without error. Averages are provided based on TXDoT traffic studies; actual daily traffic numbers will vary.



**TEXAS ASSOCIATION OF REALTORS®**  
**COMMERCIAL PROPERTY CONDITION STATEMENT**

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.  
 ©Texas Association of REALTORS®, Inc., 2000

CONCERNING THE PROPERTY AT 3303 E. Main, Madisonville, TX 77864

THIS IS A DISCLOSURE OF THE OWNER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED. IT IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES A BUYER OR TENANT MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY OWNER, OWNER'S AGENTS, OR ANY OTHER AGENT.

**PART I - Complete if Property is Improved or Unimproved**

Are you (Owner) aware of:

- |  | <u>Aware</u>                        | <u>Not<br/>Aware</u>                |
|--|-------------------------------------|-------------------------------------|
| (1) any of the following environmental conditions on or affecting the Property:  |                                     |                                     |
| (a) radon gas? .....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (b) asbestos components: .....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (1) friable components? .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (2) non-friable components? .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (c) urea-formaldehyde insulation? .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (d) endangered species or their habitat? .....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (e) wetlands? .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (f) underground storage tanks? .....   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (g) leaks in any storage tanks (under or above ground)? .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (h) lead-based paint? .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (i) hazardous materials or toxic waste? .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (j) radiation? .....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (k) open or closed landfills on or under the surface of the Property? .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (l) external conditions materially and adversely affecting the Property such as nearby landfills, smelting plants, burners, storage of toxic or hazardous materials, refining, utility transmission lines, mills, feed lots, and the like? ..... | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (m) any activity relating to drilling or excavation sites for oil, gas, or other minerals? .....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (2) previous environmental contamination that was on or that materially and adversely affected the Property, including but not limited to previous environmental conditions listed in (a) through (m) in the preceding question? .....           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (3) any part of the Property lying in a flood-prone or 100-year flood plain area? .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (4) any improper drainage onto or away from the Property? .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (5) any fault line on or near the Property that adversely and materially affects the Property? .....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (6) outstanding mineral rights, exceptions, or reservations of the Property held by others? .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (7) air space restrictions or easements on or affecting the Property? .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (8) unrecorded or unplatted agreements for easements, utilities, or access on or to the Property? .....  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (9) special districts (e.g., historical districts, development districts, extraterritorial jurisdictions, or others) in which the Property lies? .....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (10) pending changes in zoning, restrictions, or in physical use of the Property? .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (11) your receipt of any notice concerning any likely condemnation, planned streets, highways, railroads, or developments that would materially and adversely affect the Property (including access or visibility)? .....                        | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (12) lawsuits affecting title to or use or enjoyment of the Property? .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (13) your receipt of any written notices of violations of deed restrictions or regulations of the EPA, OSHA, or Texas Natural Resource Conservation Commission, or other governmental agencies? .....  | <input type="checkbox"/>            |                                     |

Initialed for Identification by Buyer \_\_\_\_\_ and Seller CE

(TAR-1408) 2-22-00

DBL Real Estate 1702 East Main Street, Madisonville TX 77864

Phone: 936-348-9977

Fax: 936-348-9979

Don & Beverly Hatcher

Produced with ZipForm™ by RE FormsNet, LLC 18025 Fifteen Mile Road, Clinton Township, Michigan 48035, (800) 383-9805

Page 1 of 3

T4282229.ZFX

- |   | Aware                    | Not<br>Aware                        |
|---|--------------------------|-------------------------------------|
| (14) common areas or facilities affiliated with the Property co-owned in interest with others? .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (15) an owners' or tenants' association or maintenance fee or assessment affecting the Property? .....                                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If aware, name of association: .....  |                          |                                     |
| Name of manager .....   |                          |                                     |
| Amount of fee or assessment: \$ ..... per .....   |                          |                                     |
| Are fees current through the date of this notice? <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> unknown |                          |                                     |
| (16) subsurface structures, hydraulic lifts, or pits on the Property? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (17) intermittent or weather springs that affect the Property? .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (18) any material defect in any irrigation system, fences, or signs on the Property? .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (19) conditions on or affecting the Property that materially affect the health or safety of an individual? .....                            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
- If you are aware of any of the above items, explain. (Attach additional information if needed.) .....

**PART II - Complete Only if Property is Improved**

A. Are you (Owner) aware of any material defects in any of the following on the Property:

- |   | Aware                    | Not<br>Aware                        | Not<br>Appl                         |
|---|--------------------------|-------------------------------------|-------------------------------------|
| (1) <u>Structural Items:</u>  |                          |                                     |                                     |
| (a) foundation systems (slabs, columns, trusses, bracing, crawl spaces, piers, beams, footings, retaining walls, basement, grading)? .....                        | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                                     |
| (b) exterior walls? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                                     |
| (c) fireplaces and chimneys? .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| (d) roof, roof structure, or attic (covering, flashing, skylights, insulation, roof penetrations, ventilation, gutters and downspouts, decking)? .....            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                                     |
| (e) windows, doors, plate glass, or canopies? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                                     |
| (2) <u>Plumbing Systems:</u>  |                          |                                     |                                     |
| (a) water heaters or water softeners? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (b) supply or drain lines? .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                                     |
| (c) faucets, fixtures, or commodes? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (d) private sewage systems? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (e) pools or spas and equipment? .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (f) sprinkler systems? .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (g) water coolers? .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (h) private water wells? .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (i) pumps or sump pumps? .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (3) <u>HVAC Systems:</u> any cooling, heating, or ventilation systems? .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                                     |
| (4) <u>Electrical Systems:</u> service drop, wiring, connections, conductors, plugs, grounds, power, polarity, switches, light fixtures, or junction boxes? ..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                                     |
| (5) <u>Other Systems or Items:</u>  |                          |                                     |                                     |
| (a) security or fire detection systems? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (b) porches or decks? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

Initialed for Identification by Buyer \_\_\_\_\_, \_\_\_\_\_ and Seller  \_\_\_\_\_

(TAR-1408) 2-22-00

Page 2 of 3



|   | Aware                               | Not<br>Aware                        | Not<br>Appl              |
|---|-------------------------------------|-------------------------------------|--------------------------|
| (c) gas lines? .....                                | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| (d) garage doors and door operators? .....          | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (e) loading doors or docks? .....                   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (f) rails or overhead cranes? .....                 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (g) elevators or escalators? .....                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (h) parking areas, drives, steps, walkways? .....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (i) appliances or built-in kitchen equipment? ..... | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

If you are aware of material defects in any of the above items, explain. (Attach additional information if needed.) \_\_\_\_\_

B. Are you (Owner) aware of:

|  | Aware                    | Not<br>Aware                        |
|--|--------------------------|-------------------------------------|
| (1) any of the following water or drainage conditions materially and adversely affecting Property:   |                          |                                     |
| (a) ground water? .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) water penetration? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (c) previous flooding or water drainage? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (d) soil erosion or water ponding? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (2) previous structural repair to the foundation systems on the Property? .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (3) settling or soil movement materially and adversely affecting the Property? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (4) pest infestation from rodents, insects, or other organisms on the Property? .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (5) termite or wood rot damage on the Property needing repair? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (6) previous termite treatment on the Property? .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (7) previous fires on or that affected the Property? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (8) aluminum wiring in the Property? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (9) modifications made to the Property without necessary permits or not in compliance with building codes in effect at the time? .....                                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (10) any part, system, or component in or on the Property not in compliance with the Americans with Disabilities Act or the Texas Architectural Barrier Statute? ..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

If you are aware of any of the above items, explain. (Attach additional information if needed.) \_\_\_\_\_

Date \_\_\_\_\_

The undersigned acknowledges receipt of the foregoing statement.

Date \_\_\_\_\_ Buyer or Tenant \_\_\_\_\_

NOTICE TO BUYER/TENANT: Listing Broker, DBL Real Estate, and Other Broker, DBL Real Estate, advise you that this statement was completed by Owner, as of the date signed. The Listing Broker and Other Broker have relied on this statement as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.



## Information About Brokerage Services

**B**efore 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

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 or 512-465-3960.



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