



PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

11-02-2015

# DISCLOSURE OF RELATIONSHIP WITH RESIDENTIAL SERVICE COMPANY

**RESIDENTIAL SERVICE CONTRACTS.** A residential service contract is a product under which a residential service company, for a fee, agrees to repair or replace certain equipment or items in a property. Co-payments typically apply to most service calls. Residential service companies are licensed and regulated by the Texas Real Estate Commission. The extent of coverage and the cost of coverage will vary. Before buying a residential service contract, the buyer should read the contract and consider comparing it with the extent of coverage and costs from several other residential service companies. You may obtain a list of the residential service companies licensed in Texas at <http://www.trec.texas.gov>. **YOU MAY CHOOSE ANY COMPANY.**

**THE PURCHASE OF A RESIDENTIAL SERVICE CONTRACT IS OPTIONAL.** The TREC promulgated residential contract forms contain a paragraph in which the parties may negotiate whether the seller will reimburse the buyer the cost of a residential service contract. The choice of the residential service company and extent of coverage lies with the buyer. **NEITHER A BROKER/SALES AGENT NOR A SELLER MAY CONDITION THE SALE OF A PROPERTY ON THE BUYER'S PURCHASE OF A RESIDENTIAL SERVICE CONTRACT.**

- Other Broker/Sales Agent will receive no compensation from a residential service company.
- Listing Broker/Sales Agent will receive no compensation from a residential service company.
- Other Broker/Sales Agent receives compensation from the following residential service company:
- Listing Broker/Sales Agent receives compensation from the following residential service company:

for providing the following services:

Fixd Repair - Gilberto Alfaro (713) 330-6223  
HWA - Stacie Thierheimer (832) 236-4423  
Fidelity - First American -

for providing the following services:

Access for advertising, marketing and education.

The compensation is not contingent upon a party to the real estate transaction purchasing a contract or services from the residential service company.

The compensation is the fee for the services that Listing Broker or Other Broker, either directly or through an agent, provides to the company. As required by the Real Estate Settlement Procedures Act and HUD Regulation X, any fees paid to a settlement services provider are limited to the reasonable value of services actually rendered.

Other Broker's Name \_\_\_\_\_ License No. \_\_\_\_\_

By:

The undersigned acknowledges receipt of this notice:

Buyer

Buyer

**Keller Williams Memorial** **9000862**  
Listing Broker's Name \_\_\_\_\_ License No. \_\_\_\_\_

By: *Keri Josephson*

dotloop verified  
03/23/20 11:20 AM CDT  
XQ7U-QCZM-THHH-QGTM

*Gregory Manis*

Seller

dotloop verified  
03/25/20 9:06 AM CDT  
P25J-SD5C-NZ9S-M7BC

*Mandie Cash*

Seller

dotloop verified  
03/25/20 9:05 AM CDT

The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms or contracts. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate license holders. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not intended for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, (512) 936-3000 (<http://www.trec.texas.gov>) RSC-2.

### CFPB Worksheet Prior to Offer

**Creditor should provide these responses in writing prior to any offer.**

FOR Buyer(s): \_\_\_\_\_

1. Have you received all the information on the Consumers/Buyer's assets and income, and reviewed credit report and application?  Yes  No. Will that information be included in your Conditional Qualification Letter?  Yes  No. Financing Type: Conventional  FHA  VA
2. How many calendar days will you need to provide individual approval? \_\_\_\_\_ (days).
3. Provide number of days or date that you will be able to close this transaction? \_\_\_\_ or \_\_\_\_/\_\_\_\_/\_\_\_\_
4. Can the Consumer/Buyer receive a contribution for closings costs from the Seller?  Yes  No. If yes, what is the maximum amount that the Buyer will have for closing costs? \_\_\_\_\_
5. What additional sources of funds are the Buyer's bringing to consummation that are outside the buyers control (e.g. Gift funds) \_\_\_\_\_
6. If buyer is self-employed, has lender received, processed and reviewed all income docs including tax returns? Yes  No
7. Is the buyer required to get any type of rapid "re-score" to qualify?  Yes  No
8. What are your adjusted origination charges? \$ \_\_\_\_\_. (Remember it is converted to a % on Third Party Financing Addendum for Credit Approval.)
9. What title companies have you approved? \_\_\_\_\_
10. Can the Consumer/Buyer provide a Seller a temporary residential lease on this contract?  Yes  No. If yes, what is the maximum number of days allowed \_\_\_\_ (days).
11. When will you order the appraisal? \_\_\_\_\_ (date)
12. If the property does not appraise for the sales price, will you decline property approval per paragraph B2 of the contract?  Yes  No
13. If the Consumer/Buyer chooses to lock their rate, please provide me written notice and the date of lock expiration at the following email address: [joseph@diosanagroup.com](mailto:joseph@diosanagroup.com) AND CC: [manager@diosanagroup.com](mailto:manager@diosanagroup.com)
14. If a Non-Realty Item Addendum is a consideration on this offer, will you have a problem with this being a part of the contract?  Yes  No.
15. Please provide the email address and phone number for contacting you on weekends:  
\_\_\_\_\_ (email \_\_\_\_\_ (phone) \_\_\_\_\_)
16. Please provide the delivery method for the Closing Disclosures to the Consumer/Buyer.  Email  Mail  Personal Delivery.
17. When you set the lock expiration, how many days from Closing do you give a buffer? If set, what is the loan expiration? On this loan, what is the cost for extending the loan expiration?
18. When is the Buyer's 1<sup>st</sup> Payment (2 month's after closing [Skip a month] or the month following closing)? \_\_\_\_\_

Thank you for providing these responses

Creditor/Lender	Date

Buyer Name	
Signature	Date

Buyer Name	
Signature	Date