



Information About Brokerage Services

Texas law requires all real estate license holders 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.

<u>Wendy Cline Properties Group</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>561297</u> License No.	<u>yourhome@wendyclineproperties.com</u> Email	<u>281-858-3429</u> Phone
<u>Wendy Cline</u> Designated Broker of Firm	<u>561297</u> License No.	<u>wendy@wendyclineproperties.com</u> Email	<u>281-858-3429</u> Phone
<u>Wendy Cline</u> Licensed Supervisor of Sales Agent/ Associate	<u>561297</u> License No.	<u>wendy@wendyclineproperties.com</u> Email	<u>281-858-3429</u> Phone
<u>Wendy Cline</u> Sales Agent/Associate's Name	<u>561297</u> License No.	<u>wendy@wendyclineproperties.com</u> Email	<u>281.858.3429</u> Phone

Buyer/Tenant/Seller/Landlord Initials Date



TEXAS ASSOCIATION OF REALTORS® AUTHORIZATION TO FURNISH TILA-RESPA INTEGRATED DISCLOSURES

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To: Lender, Title Company, Escrow Agent, and/or their representatives

RE: 0 FM 1736 S Line Muckelroy, Hempstead, TX 77445 (Property)

I, Maya Gyan, LLC. Seller Buyer, have entered into an exclusive listing/representation agreement with the following Broker:

Name of Broker: Wendy Cline Properties Group
TREC License Number: 561297
Address: 31065 FM 1736 Rd.
City, State, Zip: Hempstead TX 77445
Phone: 281.858.3451 Fax: _____
E-Mail: wendy@wendyclineproperties.com
Name of Broker's authorized agent, if applicable: Wendy Cline
TREC License Number of Broker's authorized agent, if applicable: 561297

I hereby authorize you to disclose and furnish a copy of any and all loan estimates, closing disclosures or other settlement statements provided in relation to the closing of the real estate transaction involving the Property, to the above-named Broker or Broker's authorized agent.

Maya Gyan, LLC. - Rahul Dogra dotloop verified
05/11/21 11:44 AM CDT
KGHO-JOT9-Z8QC-QDFF

Signature of Client Date

Signature of Client Date

Signature of Client Date



WIRE FRAUD WARNING

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Buyers and Sellers Beware: Criminals are targeting real estate transactions. Don't be a victim of wire fraud.

What is wire fraud and how does it occur? Criminals are targeting real estate transactions by gaining access to electronic communications or sending emails that appear to be from a real estate agent, a title company, a lender, or another trusted source. These fraudulent emails seem legitimate and direct you to wire funds to a fraudulent account. Once you wire funds to the fraudulent account, your money is gone.

How can you protect yourself from wire fraud? You should not send personal information, such as bank account numbers or other financial information, via email or other unsecured electronic communication.

If you receive any electronic communication regarding wiring instructions, even if the communication appears to come from a legitimate source, you should verify the communication's authenticity prior to the transfer of funds in person or via phone call using a recognized phone number that is not found in the communication.

Notice: This brokerage will never use any electronic communications, such as email, text messages, or social media messages, to ask you to wire funds or provide personal information.

If you think you are being targeted in a wire fraud scam, immediately notify law enforcement, your lender, the title company, and your agent.

This form was provided by:

By signing below I acknowledge that I received, read, and understand this information and notice.

Wendy Cline Properties Group

Broker's Printed Name

Maya Gyan, LLC - Rahul Dogra dotloop verified 05/11/21 11:44 AM CDT JDOL-KNXD-QBOQ-AKUC

Seller Buyer

Date

By: *Wendy Cline*

dotloop verified 05/05/21 3:49 PM CDT F80T-DPSO-RJ7Y-F4ZL

Broker's Associate's Signature

Date

Seller Buyer

Date



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:

**2-10 Home Warranty,
Landmark Home Warranty**

for providing the following services:

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.	Wendy Cline Properties Group	561297
		Listing Broker's Name	License No.

By:

By: Wendy Cline dotloop verified
05/05/21 3:49 PM CDT
PKA5-P4YA-GGMP-60TU

The undersigned acknowledges receipt of this notice:

<div style="border: 1px solid black; height: 20px; width: 100%;"></div> <p>Buyer</p>	<div style="border: 1px solid black; padding: 5px; text-align: center;"> <p><i>Maya Gym. LLC. - Rahul Dogra</i></p> </div> <p>Seller</p>
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<div style="border: 1px solid black; height: 20px; width: 100%;"></div> <p>Buyer</p>	<div style="border: 1px solid black; height: 20px; width: 100%;"></div> <p>Seller</p>
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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.