

**REPRESENTATION DISCLOSURE**

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CONCERNING THE PROPERTY AT: 438 N Fm 356, Onalaska, TX 77360Broker/Broker Firm Name: White Line Realty, LLC License No.: 9007429Broker's Associate's Name: Courtney Phelps License No.: 0762723

A. Texas law (Section 1101.558, Occupations Code) requires a real estate license holder who represents a party in a proposed real estate transaction to disclose, orally or in writing, that representation at the license holder's first contact with:

- (1) another party to the transaction; or
- (2) another license holder who represents another party to the transaction.

B. Broker represents the following party (check one):

- Seller: Cynthia Miller
- Landlord: \_\_\_\_\_
- Buyer: \_\_\_\_\_
- Tenant: \_\_\_\_\_

C. A real estate license holder, while acting as an agent, is a fiduciary. The primary duty of the license holder is to represent the interests of their client. The license holder must treat other parties to a transaction honestly and fairly; however, the duty to their client is primary.

**D. DISCLAIMER OF WARRANTIES OR INDEPENDENT KNOWLEDGE BY SELLER'S AGENT**

The Seller's agent does not make or warrant any representations regarding the property beyond those made directly by the Seller. The Seller's agent has no independent or personal knowledge about the condition of the property and relies solely on information provided by the Seller. The Buyer acknowledges and agrees that they will not rely on any verbal or written representations, statements, or opinions made by the Seller's agent, but instead will rely solely on:

- the Seller's written disclosures;
- their own personal observations;
- their due diligence and independent research; and
- inspections and assessments conducted by qualified professionals of their choosing.

Broker compensation or the sharing of compensation between brokers is not set by law nor fixed, controlled, recommended, or suggested by the Association of REALTORS®, MLS, or any listing service. Broker compensation is fully negotiable. Brokers independently determine their fees.

The undersigned persons acknowledge there is no agency relationship with Broker as of the date of this disclosure:

\_\_\_\_\_  
Printed Name\_\_\_\_\_  
Printed Name\_\_\_\_\_  
Signature\_\_\_\_\_  
Date\_\_\_\_\_  
Signature\_\_\_\_\_  
Date