



# Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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.

<b>BHGRE Gary Greene</b>	<b>475512</b>	<b>brokerage@garygreene.com</b>	<b>(713) 465-6644</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Mark Woodroof</b>	<b>415360</b>	<b>brokerage@garygreene.com</b>	<b>(713) 465-6644</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Michele Verwold</b>	<b>0428477</b>	<b>michele.verwold@garygreene.com</b>	<b>(281)310-5888</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Crystal Graham</b>	<b>360784</b>	<b>crystalgraham@att.net</b>	<b>(281)831-8334</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

## STATEMENT OF POLICY ON AGENCY AND CUSTOMER/CLIENT RELATIONSHIPS

It is the general policy of Better Homes and Gardens Real Estate Gary Greene to provide a full complement of competent, professional services to the buying, selling and leasing public. In providing these services, Better Homes and Gardens Real Estate Gary Greene will allow the public a full range of choices as to how each desires to be served by the company.

**Example 1.** Better Homes and Gardens Real Estate Gary Greene may represent either the buyer/tenant or the seller/landlord exclusively in a single real estate transaction.

**Example 2.** Better Homes and Gardens Real Estate Gary Greene may act as an intermediary, with the written consent of the buyer/tenant and seller/landlord, permitting full representation for both sides in a single transaction, giving each the full benefit of separate advisory and negotiating services, while maintaining the confidentiality of each client.

In the event circumstances indicate the possibility of an intermediary status occurring, the sales associates will proceed only after the principals are provided with the appropriate disclosures, and the principals' prior written and informed consent is obtained.

Better Homes and Gardens Real Estate Gary Greene will work with other firms by cooperating with buyers/tenants agents, and offering subagency as appropriate circumstances dictate.

Regardless of the agency relationships, the Better Homes and Gardens Real Estate Gary Greene sales/leasing associate has the duty to treat all parties to the transaction fairly and honestly.



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