



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:

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- 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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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:

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Eagle Realty and Home Services	9010302	mickey@brokeragenorthtexas.com	(214)394-8494
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
August Joseph Mickenheim	668635	mickey@brokeragenorthtexas.com	(214)394-8494
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Taylor Brakefield	0673154	taylor@prospcm.com	(940)304-2400
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

Professional Service Property Management, 405 S. Elm Street Suite #301 Denton TX 76201
Taylor Brakefield

Information available at www.trec.texas.gov

IABS 1-0 Date

Phone: 9408411168

Fax:

IABS

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<u>Taylor Brakefield</u>	<u>0673154</u>	<u>taylor@prospm.com</u>	<u>(940)304-2400</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Clinton West</u>	<u>0720979</u>	<u>clint@prosmmp.com</u>	<u>(940)304-2400</u>
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11-2-2015



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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Hillary Castillo	784390	hillary@prospm.com	940-304-2400
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Armando Castillo	0761363	mando@prospm.com	940-304-2400
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Vanessa Montoya	0818183	vanesa@prospm.com	940-222-2188
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Carl Russell VanHoose	818980	russell@prospm.com	(469) 664-5614
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