

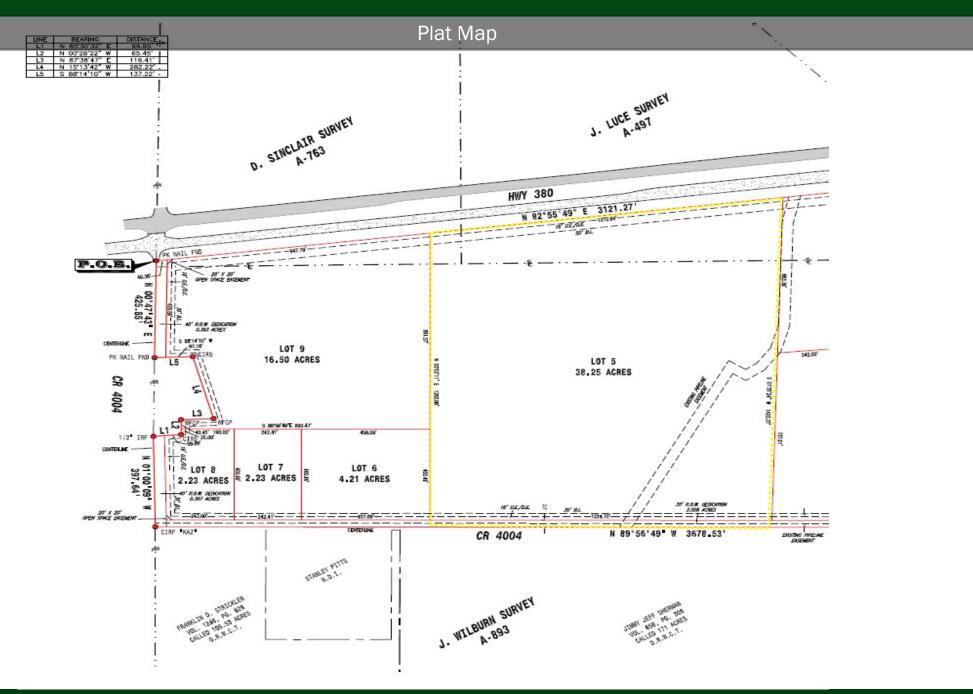
This area is booming with both residential and commercial developments! No water or sewer to site. Flat topography and no flood plain allows for maximum coverage. Ingress/Egress from US 380 and CR 4004. A short drive to Decatur and Denton. Call Broker today for more details!



Don Frazier

<u>dfrazier@fraziercommercial.com</u> 940.566.0404

Cole Frazier cole@fraziercommercial.com 940.566.7005





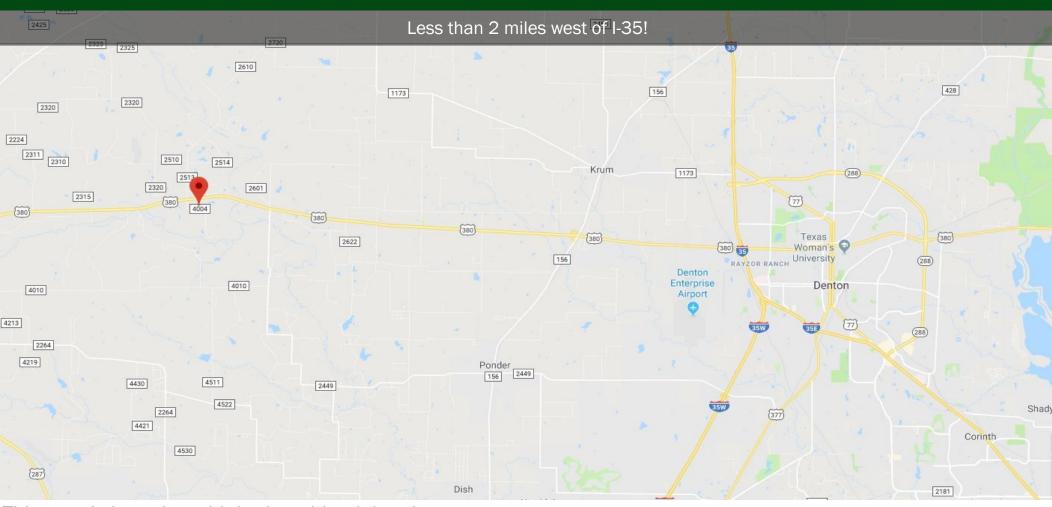
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## Information About Brokerage Services

Fexas 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 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.

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 AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION usually in a written listing to sell or property management agreement. An information disclosed to the agent or subagent by the buyer or buyer's agent. AGENT FOR BUYER/TENANT: The broker becomes the buyer/fenant'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 AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the writts agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold 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;
- 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 different license holder associated with the written consent, appoint a May, with the parties'
  - to do so by the party, disclose: Must not, unless specifically authorized in writing
    - 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 disclose, unless required to do so by law.

SEQ US Highway 380 & Country Road 4004

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 rou to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records

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gent License No. Email Phone License No. Email Phone Buyer/Tenant/Seller/Landlord Initials Date Estate Commission Information available at www.trec.tex	Cole Frazier		cole@fraziercommercial.com	
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