



# FOR LEASE

## Property Features

- +/-5,865 SF Available
- Co-Tenant - Cityside Crossfit
- 16,740 SF Building on 40,629 SF Land
- Built in 2014, Renovated in 2019
- Rate: \$12/SF/YR + NNN
- Retail or Light Industrial
- Near Northside/Northside Village
- 1 Block east of St. Arnold Brewery
- Close Proximity to Hardy Yards & the East River Project

**Joseph Sebesta**

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Direct: 832.455.7355

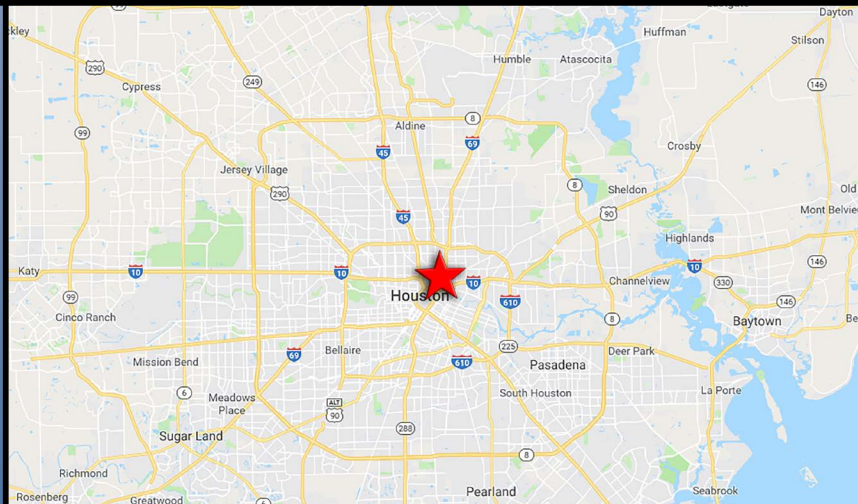
**Joshua Sebesta**

josh@spinterests.com  
Direct: 713.298.1341

**S & P Interests**

5353 West Alabama, Ste. 306  
Houston, Texas 77056  
713.766.4500

<http://www.spinterests.com>



## Demographic Summary:

Radius	1 Mile	2 Mile	3 Mile
2019 Population	24,994	73,446	166,288
Daytime Population	20,020	197,378	288,373
Average HH Income	\$51,903	\$72,134	\$81,625

**Traffic Counts: I-10/US 90: 182,775 VPD**

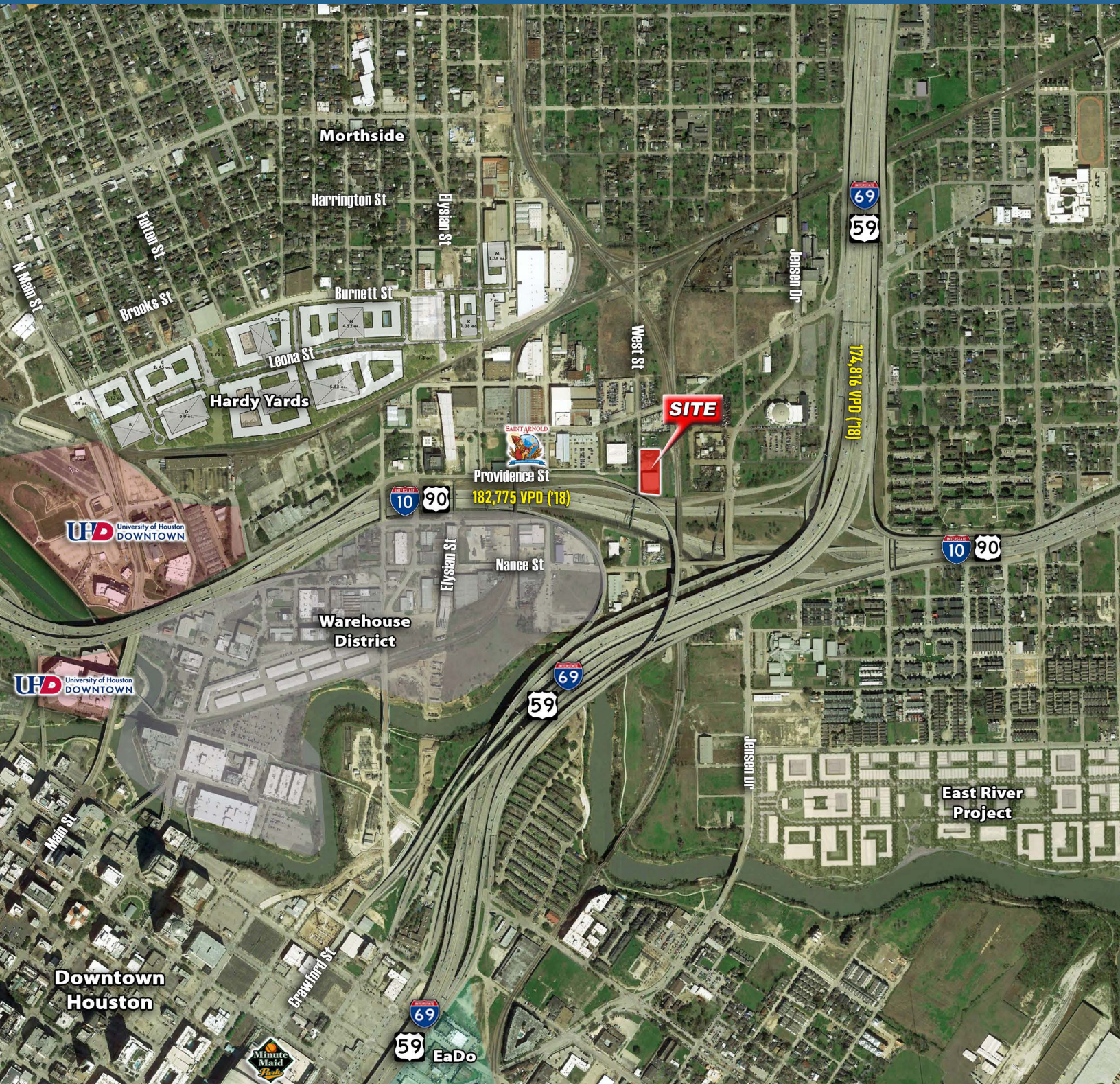
(TXDOT 2018)

**I-69/Eastex Fwy: 174,816 VPD**

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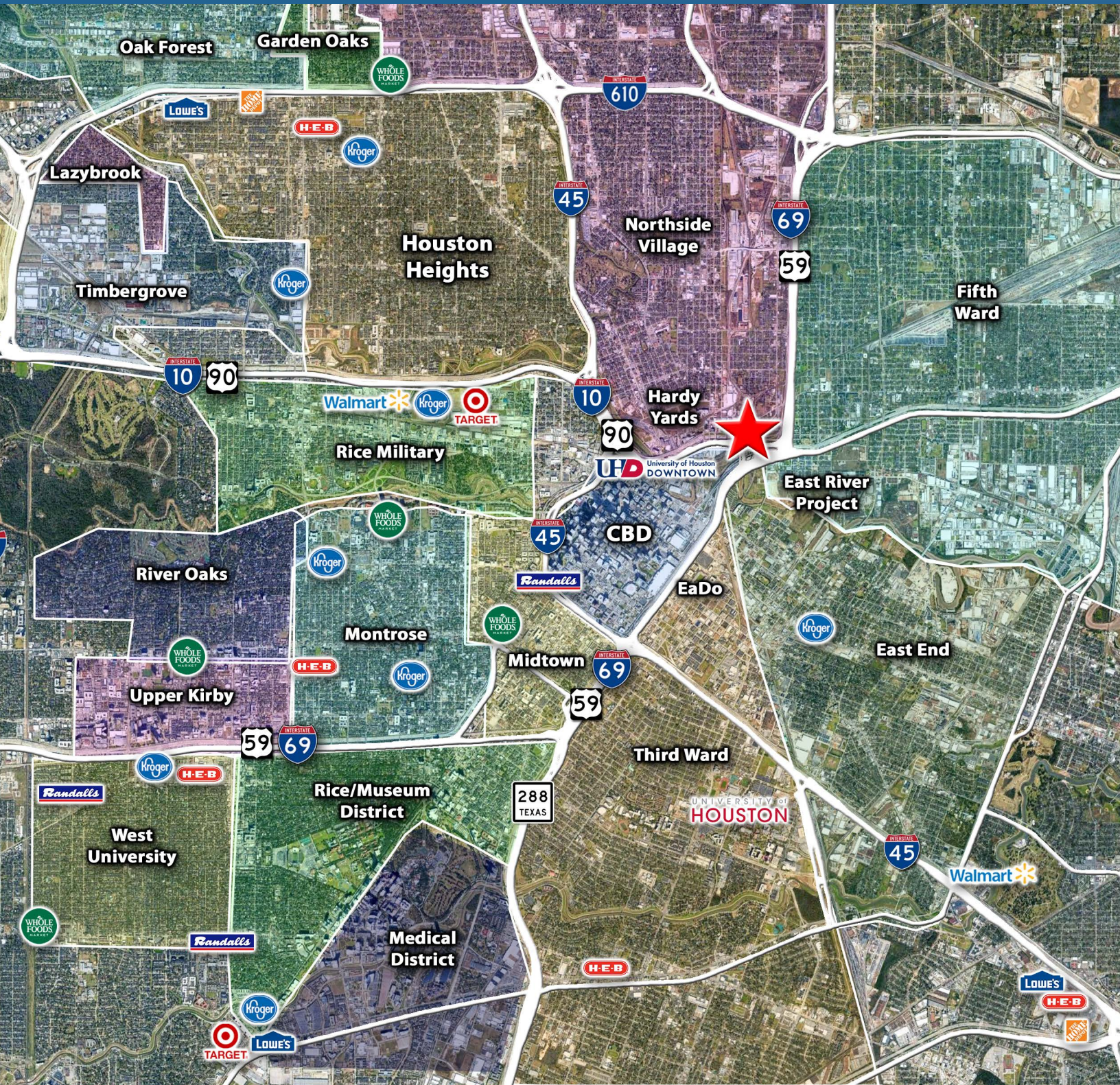
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# FOR LEASE

1020 West Street, Houston, Texas 77020

	1 mile	2 miles	3 miles
<b>Population Summary</b>			
2000 Total Population	19,461	63,622	144,503
2010 Total Population	22,432	62,515	143,791
2019 Total Population	24,994	73,446	166,288
2019 Group Quarters	11,414	15,275	17,140
2024 Total Population	26,615	79,278	179,399
2019-2024 Annual Rate	1.26%	1.54%	1.53%
2019 Total Daytime Population	20,020	197,378	288,373
Workers	11,299	163,649	213,328
Residents	8,721	33,729	75,045
<b>Household Summary</b>			
2000 Households	4,154	17,048	45,747
2000 Average Household Size	3.22	3.03	2.84
2010 Households	4,367	18,426	52,076
2010 Average Household Size	2.79	2.65	2.46
2019 Households	4,907	23,621	63,129
2019 Average Household Size	2.77	2.46	2.36
2024 Households	5,467	26,412	69,478
2024 Average Household Size	2.78	2.42	2.34
2019-2024 Annual Rate	2.18%	2.26%	1.94%
2010 Families	2,526	10,437	27,035
2010 Average Family Size	3.71	3.58	3.44
2019 Families	2,797	12,085	30,671
2019 Average Family Size	3.72	3.51	3.40
2024 Families	3,122	13,156	33,021
2024 Average Family Size	3.73	3.50	3.40
2019-2024 Annual Rate	2.22%	1.71%	1.49%
<b>Housing Unit Summary</b>			
2000 Housing Units	4,705	19,455	51,930
Owner Occupied Housing Units	24.6%	29.9%	34.4%
Renter Occupied Housing Units	63.7%	57.7%	53.7%
Vacant Housing Units	11.7%	12.4%	11.9%
2010 Housing Units	5,251	22,115	61,237
Owner Occupied Housing Units	24.8%	30.4%	34.2%
Renter Occupied Housing Units	58.4%	52.9%	50.8%
Vacant Housing Units	16.8%	16.7%	15.0%
2019 Housing Units	5,781	27,773	72,247
Owner Occupied Housing Units	26.1%	28.3%	31.5%
Renter Occupied Housing Units	58.8%	56.8%	55.9%
Vacant Housing Units	15.1%	14.9%	12.6%
2024 Housing Units	6,366	30,660	78,798
Owner Occupied Housing Units	25.7%	28.0%	30.8%
Renter Occupied Housing Units	60.2%	58.1%	57.4%
Vacant Housing Units	14.1%	13.9%	11.8%
<b>Median Household Income</b>			
2019	\$25,542	\$37,927	\$50,946
2024	\$32,803	\$49,281	\$61,221
<b>Median Home Value</b>			
2019	\$213,584	\$243,738	\$266,997
2024	\$243,724	\$280,203	\$307,329
<b>Per Capita Income</b>			
2019	\$15,962	\$25,007	\$31,798
2024	\$19,094	\$30,775	\$37,679
<b>Median Age</b>			
2010	31.0	32.8	33.0
2019	31.8	34.1	34.3
2024	32.0	34.8	34.9

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	1 mile	2 miles	3 miles
<b>2019 Households by Income</b>			
Household Income Base	4,907	23,621	63,129
<\$15,000	32.1%	24.0%	18.2%
\$15,000 - \$24,999	17.1%	12.8%	11.0%
\$25,000 - \$34,999	10.6%	10.5%	9.2%
\$35,000 - \$49,999	9.4%	11.2%	10.8%
\$50,000 - \$74,999	12.5%	11.8%	13.9%
\$75,000 - \$99,999	6.2%	9.2%	10.5%
\$100,000 - \$149,999	5.1%	8.2%	12.8%
\$150,000 - \$199,999	2.4%	4.7%	5.5%
\$200,000+	4.6%	7.7%	8.0%
Average Household Income	\$51,903	\$72,134	\$81,625
<b>2024 Households by Income</b>			
Household Income Base	5,467	26,412	69,478
<\$15,000	26.4%	19.3%	14.8%
\$15,000 - \$24,999	15.2%	10.8%	9.2%
\$25,000 - \$34,999	10.2%	9.5%	8.1%
\$35,000 - \$49,999	9.6%	10.8%	10.2%
\$50,000 - \$74,999	14.7%	13.0%	14.4%
\$75,000 - \$99,999	6.9%	10.5%	11.4%
\$100,000 - \$149,999	6.7%	10.2%	15.4%
\$150,000 - \$199,999	3.6%	6.2%	7.0%
\$200,000+	6.6%	9.7%	9.5%
Average Household Income	\$65,256	\$87,430	\$95,417
<b>2019 Owner Occupied Housing Units by Value</b>			
Total	1,498	7,847	22,736
<\$50,000	10.3%	7.6%	6.2%
\$50,000 - \$99,999	19.8%	17.4%	14.5%
\$100,000 - \$149,999	6.9%	9.6%	9.2%
\$150,000 - \$199,999	9.0%	9.4%	8.3%
\$200,000 - \$249,999	14.6%	6.7%	8.3%
\$250,000 - \$299,999	14.6%	12.5%	10.3%
\$300,000 - \$399,999	19.8%	20.5%	19.0%
\$400,000 - \$499,999	2.7%	7.6%	10.1%
\$500,000 - \$749,999	0.5%	5.3%	9.4%
\$750,000 - \$999,999	0.7%	1.9%	2.8%
\$1,000,000 - \$1,499,999	1.1%	0.8%	1.3%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.1%
\$2,000,000 +	0.1%	0.5%	0.4%
Average Home Value	\$220,514	\$270,900	\$308,045
<b>2024 Owner Occupied Housing Units by Value</b>			
Total	1,627	8,577	24,223
<\$50,000	7.5%	6.1%	4.9%
\$50,000 - \$99,999	14.8%	13.2%	11.0%
\$100,000 - \$149,999	6.3%	7.8%	7.8%
\$150,000 - \$199,999	8.6%	9.5%	8.2%
\$200,000 - \$249,999	14.7%	6.6%	7.5%
\$250,000 - \$299,999	13.8%	11.5%	8.9%
\$300,000 - \$399,999	26.5%	24.2%	22.2%
\$400,000 - \$499,999	4.4%	10.6%	13.1%
\$500,000 - \$749,999	0.9%	6.6%	10.8%
\$750,000 - \$999,999	1.0%	2.4%	3.5%
\$1,000,000 - \$1,499,999	1.5%	0.9%	1.4%
\$1,500,000 - \$1,999,999	0.0%	0.1%	0.2%
\$2,000,000 +	0.1%	0.7%	0.4%
Average Home Value	\$253,916	\$306,851	\$340,235

# FOR LEASE

1020 West Street, Houston, Texas 77020

	1 mile	2 miles	3 miles
<b>2010 Population by Age</b>			
Total	22,433	62,517	143,787
0 - 4	5.0%	6.6%	6.8%
5 - 9	4.4%	5.9%	5.8%
10 - 14	4.2%	5.3%	5.2%
15 - 24	21.1%	16.4%	15.1%
25 - 34	23.6%	19.7%	20.7%
35 - 44	16.2%	15.0%	14.5%
45 - 54	13.6%	14.3%	13.8%
55 - 64	7.1%	9.3%	9.8%
65 - 74	2.7%	4.1%	4.5%
75 - 84	1.5%	2.4%	2.7%
85 +	0.7%	1.0%	1.0%
18 +	83.2%	78.6%	78.7%
<b>2019 Population by Age</b>			
Total	24,994	73,447	166,288
0 - 4	4.6%	5.9%	6.1%
5 - 9	4.3%	5.6%	5.7%
10 - 14	4.0%	5.2%	5.3%
15 - 24	20.6%	15.1%	13.6%
25 - 34	23.2%	20.0%	20.8%
35 - 44	16.7%	15.4%	15.0%
45 - 54	12.8%	12.9%	12.3%
55 - 64	7.6%	10.3%	10.8%
65 - 74	4.1%	6.0%	6.6%
75 - 84	1.4%	2.5%	2.8%
85 +	0.6%	1.0%	1.1%
18 +	84.0%	80.2%	79.9%
<b>2024 Population by Age</b>			
Total	26,615	79,277	179,398
0 - 4	4.9%	5.9%	6.1%
5 - 9	4.5%	5.4%	5.4%
10 - 14	4.2%	5.1%	5.1%
15 - 24	20.2%	15.0%	13.7%
25 - 34	22.4%	18.9%	19.9%
35 - 44	16.7%	15.8%	15.4%
45 - 54	12.5%	12.6%	12.0%
55 - 64	7.4%	9.9%	10.2%
65 - 74	4.7%	7.0%	7.6%
75 - 84	1.9%	3.2%	3.5%
85 +	0.6%	1.1%	1.1%
18 +	83.3%	80.3%	80.3%
<b>2010 Population by Sex</b>			
Males	15,266	37,216	79,755
Females	7,166	25,299	64,036
<b>2019 Population by Sex</b>			
Males	16,917	43,259	91,764
Females	8,077	30,187	74,524
<b>2024 Population by Sex</b>			
Males	17,653	45,956	98,011
Females	8,962	33,322	81,388

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1020 West Street, Houston, Texas 77020

	1 mile	2 miles	3 miles
<b>2010 Population by Race/Ethnicity</b>			
Total	22,430	62,514	143,792
White Alone	41.4%	45.1%	52.5%
Black Alone	41.5%	32.6%	24.6%
American Indian Alone	0.5%	0.6%	0.7%
Asian Alone	0.8%	1.1%	1.9%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	13.5%	17.9%	17.4%
Two or More Races	2.3%	2.7%	2.9%
Hispanic Origin	39.9%	50.3%	51.2%
Diversity Index	82.1	84.5	83.2
<b>2019 Population by Race/Ethnicity</b>			
Total	24,993	73,445	166,289
White Alone	39.5%	44.7%	51.1%
Black Alone	42.3%	31.9%	24.5%
American Indian Alone	0.4%	0.5%	0.6%
Asian Alone	1.0%	1.6%	2.6%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	14.3%	18.4%	17.9%
Two or More Races	2.5%	2.8%	3.2%
Hispanic Origin	42.4%	51.2%	52.2%
Diversity Index	82.8	84.9	83.9
<b>2024 Population by Race/Ethnicity</b>			
Total	26,614	79,279	179,399
White Alone	39.1%	44.7%	50.7%
Black Alone	41.4%	31.1%	24.2%
American Indian Alone	0.4%	0.5%	0.6%
Asian Alone	1.1%	1.8%	3.0%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	15.3%	18.8%	18.0%
Two or More Races	2.7%	3.0%	3.4%
Hispanic Origin	45.6%	53.0%	53.5%
Diversity Index	83.6	85.1	84.1
<b>2010 Population by Relationship and Household Type</b>			
Total	22,432	62,515	143,791
In Households	54.3%	78.0%	89.3%
In Family Households	43.5%	62.1%	67.1%
Householder	11.5%	16.6%	18.8%
Spouse	5.5%	8.6%	10.8%
Child	20.8%	28.5%	29.0%
Other relative	4.0%	6.0%	6.2%
Nonrelative	1.7%	2.4%	2.4%
In Nonfamily Households	10.7%	15.8%	22.2%
In Group Quarters	45.7%	22.0%	10.7%
Institutionalized Population	43.3%	17.9%	7.9%
Noninstitutionalized Population	2.5%	4.1%	2.8%



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<b>2019 Population 25+ by Educational Attainment</b>			
Total	16,594	50,111	115,309
Less than 9th Grade	14.2%	14.7%	13.1%
9th - 12th Grade, No Diploma	17.6%	12.9%	11.4%
High School Graduate	20.4%	18.9%	16.7%
GED/Alternative Credential	11.8%	7.0%	4.8%
Some College, No Degree	17.2%	15.9%	16.0%
Associate Degree	5.8%	5.4%	4.7%
Bachelor's Degree	8.2%	14.6%	19.2%
Graduate/Professional Degree	4.8%	10.5%	14.2%
<b>2019 Population 15+ by Marital Status</b>			
Total	21,751	61,168	137,895
Never Married	59.9%	50.4%	49.6%
Married	25.0%	32.0%	34.4%
Widowed	3.4%	4.5%	4.5%
Divorced	11.6%	13.0%	11.5%
<b>2019 Civilian Population 16+ in Labor Force</b>			
Civilian Employed	88.3%	92.5%	94.7%
Civilian Unemployed (Unemployment Rate)	11.7%	7.5%	5.3%
<b>2019 Employed Population 16+ by Industry</b>			
Total	5,797	28,596	80,962
Agriculture/Mining	0.8%	3.2%	4.1%
Construction	17.4%	11.9%	10.4%
Manufacturing	5.4%	9.2%	10.1%
Wholesale Trade	2.9%	3.4%	3.4%
Retail Trade	8.0%	8.5%	7.4%
Transportation/Utilities	10.9%	7.3%	6.5%
Information	1.4%	1.7%	1.5%
Finance/Insurance/Real Estate	5.9%	5.7%	6.3%
Services	45.1%	46.8%	48.2%
Public Administration	2.2%	2.3%	2.1%
<b>2019 Employed Population 16+ by Occupation</b>			
Total	5,798	28,597	80,963
White Collar	44.1%	52.7%	60.8%
Management/Business/Financial	11.2%	15.7%	17.9%
Professional	15.1%	17.4%	23.3%
Sales	6.6%	9.9%	9.5%
Administrative Support	11.3%	9.8%	10.1%
Services	25.5%	20.4%	17.0%
Blue Collar	30.4%	26.9%	22.2%
Farming/Forestry/Fishing	0.0%	0.3%	0.1%
Construction/Extraction	13.8%	8.8%	7.8%
Installation/Maintenance/Repair	2.5%	3.0%	2.4%
Production	6.5%	7.0%	5.7%
Transportation/Material Moving	7.6%	7.9%	6.2%
<b>2010 Population By Urban/ Rural Status</b>			
Total Population	22,432	62,515	143,791
Population Inside Urbanized Area	100.0%	100.0%	100.0%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.0%

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<b>2010 Households by Type</b>			
Total	4,367	18,426	52,076
Households with 1 Person	33.8%	34.9%	37.3%
Households with 2+ People	66.2%	65.1%	62.7%
Family Households	57.8%	56.6%	51.9%
Husband-wife Families	27.5%	29.3%	29.7%
With Related Children	16.1%	15.6%	14.6%
Other Family (No Spouse Present)	30.4%	27.3%	22.2%
Other Family with Male Householder	7.5%	7.5%	6.3%
With Related Children	3.5%	3.6%	2.8%
Other Family with Female Householder	22.8%	19.8%	15.9%
With Related Children	15.7%	12.6%	9.8%
Nonfamily Households	8.4%	8.4%	10.8%
All Households with Children	35.7%	32.2%	27.6%
Multigenerational Households	7.7%	7.6%	6.5%
Unmarried Partner Households	7.9%	7.9%	8.1%
Male-female	6.8%	6.7%	6.5%
Same-sex	1.1%	1.2%	1.7%
<b>2010 Households by Size</b>			
Total	4,366	18,427	52,075
1 Person Household	33.8%	34.9%	37.3%
2 Person Household	24.2%	24.8%	27.6%
3 Person Household	14.0%	13.8%	12.9%
4 Person Household	11.0%	10.4%	9.3%
5 Person Household	7.3%	7.3%	6.0%
6 Person Household	5.1%	4.5%	3.5%
7 + Person Household	4.6%	4.2%	3.3%
<b>2010 Households by Tenure and Mortgage Status</b>			
Total	4,367	18,426	52,076
Owner Occupied	29.8%	36.5%	40.3%
Owned with a Mortgage/Loan	14.4%	18.7%	23.1%
Owned Free and Clear	15.4%	17.8%	17.1%
Renter Occupied	70.2%	63.5%	59.7%
<b>2010 Housing Units By Urban/ Rural Status</b>			
Total Housing Units	5,251	22,115	61,237
Housing Units Inside Urbanized Area	100.0%	100.0%	100.0%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.0%

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<b>Top 3 Tapestry Segments</b>			
1.	Southwestern Families (7F)	Southwestern Families (7F)	Metro Renters (3B)
2.	Metro Fusion (11C)	Metro Renters (3B)	Southwestern Families (7F)
3.	Up and Coming Families (7A)	Emerald City (8B)	Modest Income Homes (12D)
<b>2019 Consumer Spending</b>			
Apparel & Services: Total \$	\$6,872,866	\$45,440,821	\$136,132,509
Average Spent	\$1,400.62	\$1,923.75	\$2,156.42
Spending Potential Index	65	90	101
Education: Total \$	\$4,234,082	\$28,968,401	\$89,876,329
Average Spent	\$862.87	\$1,226.38	\$1,423.69
Spending Potential Index	54	77	89
Entertainment/Recreation: Total \$	\$9,385,789	\$62,730,950	\$188,536,348
Average Spent	\$1,912.73	\$2,655.73	\$2,986.51
Spending Potential Index	59	81	91
Food at Home: Total \$	\$16,406,256	\$107,711,759	\$319,375,991
Average Spent	\$3,343.44	\$4,560.00	\$5,059.10
Spending Potential Index	65	88	98
Food Away from Home: Total \$	\$11,683,207	\$77,715,352	\$233,336,969
Average Spent	\$2,380.93	\$3,290.10	\$3,696.19
Spending Potential Index	65	90	101
Health Care: Total \$	\$17,129,947	\$113,819,736	\$335,908,418
Average Spent	\$3,490.92	\$4,818.58	\$5,320.98
Spending Potential Index	59	81	90
HH Furnishings & Equipment: Total \$	\$6,463,146	\$43,039,165	\$128,003,471
Average Spent	\$1,317.13	\$1,822.07	\$2,027.61
Spending Potential Index	62	85	95
Personal Care Products & Services: Total \$	\$2,720,575	\$18,042,852	\$53,758,957
Average Spent	\$554.43	\$763.85	\$851.57
Spending Potential Index	63	86	96
Shelter: Total \$	\$56,413,557	\$375,199,569	\$1,138,797,519
Average Spent	\$11,496.55	\$15,884.15	\$18,039.21
Spending Potential Index	62	86	97
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$6,869,205	\$46,143,805	\$137,494,131
Average Spent	\$1,399.88	\$1,953.51	\$2,177.99
Spending Potential Index	56	79	88
Travel: Total \$	\$5,964,812	\$40,302,621	\$123,647,852
Average Spent	\$1,215.57	\$1,706.22	\$1,958.61
Spending Potential Index	54	76	87
Vehicle Maintenance & Repairs: Total \$	\$3,471,701	\$23,378,293	\$69,115,130
Average Spent	\$707.50	\$989.72	\$1,094.82
Spending Potential Index	62	87	96



# S&P INTERESTS

11-2-2015

## 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
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_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
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_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
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_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date