

4625 Centerview Drive
San Antonio, TX 78228

For Lease



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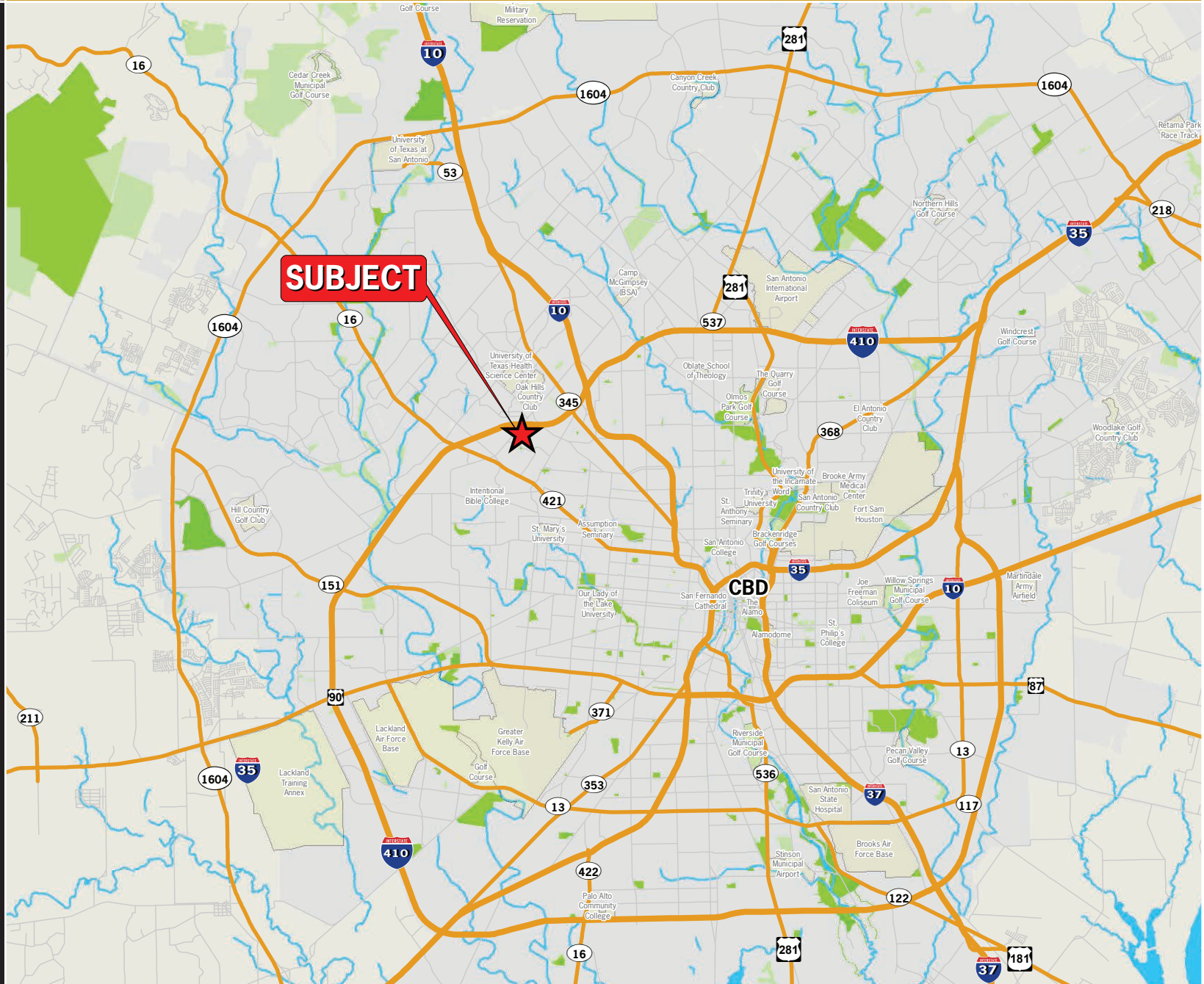
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City Location Map



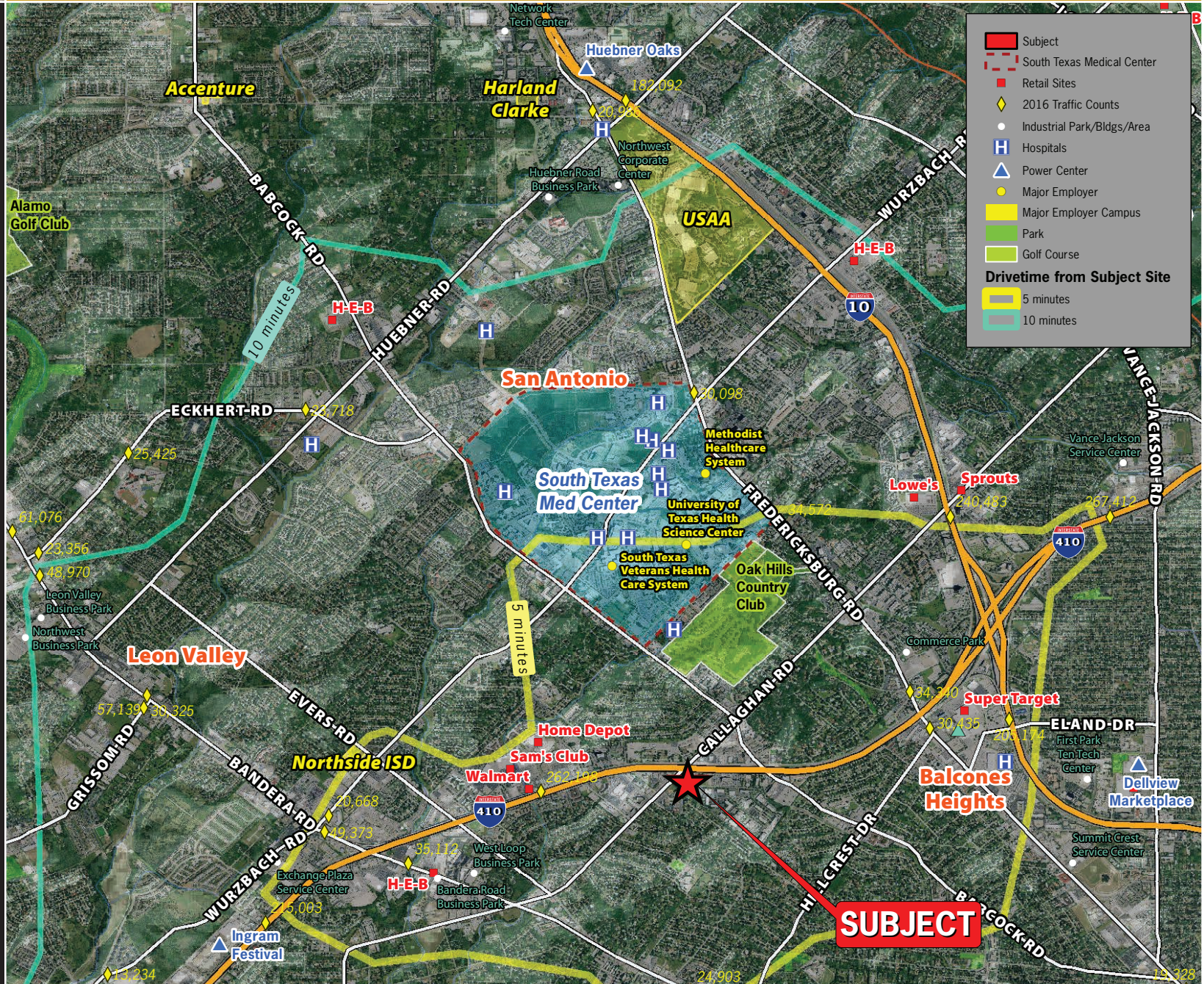
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Aerial Map



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Site Aerial



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Photos



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Property Summary

Address	4625 Centerview Dr	Comments
Location	Callaghan and NW Loop 410	<ul style="list-style-type: none"> ▪ Part of a Compass Bank building - ground floor, walk-up access
Legal Description	NCB 13934 BLK 1 LOT 5 (CENTERVIEW RETAIL)	<ul style="list-style-type: none"> ▪ Excellent accessibility to Medical Center hospitals ▪ Strong daytime business employment adjacent to the property
Zoning	C3	<ul style="list-style-type: none"> ▪ Corner stoplighted intersection offers excellent ingress and egress
Floors	1	<ul style="list-style-type: none"> ▪ Ideal for a wide variety of commercial uses
Bldg Class	B	<ul style="list-style-type: none"> ▪ Connected to the strong and diverse medical user community ▪ Drive-up convenience
Road Frontage	392 ft on Centerview	<p>Traffic Counts Babcock Rd at Callghan Rd; 53,909 vpd (2016)</p>

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Quote Sheet

Square Footage Available	Largest Available Area	2,063
	Largest Contiguous Area	2,063

(Note: All above figures in Rentable Square Feet)

Base Rental \$15.00 PSF (\$1.25 PSF monthly)

First Month's Rental Due upon execution of lease document by Tenant

Triple Net \$8.00 (estimated)

Term Five (5) to ten (10) years

Improvements Negotiable

Deposit Equal to one (1) month's Base Rental (typical)

Financial Information Required prior to submission of lease document by Landlord

Disclosure A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and returned to Landlord's leasing representative.

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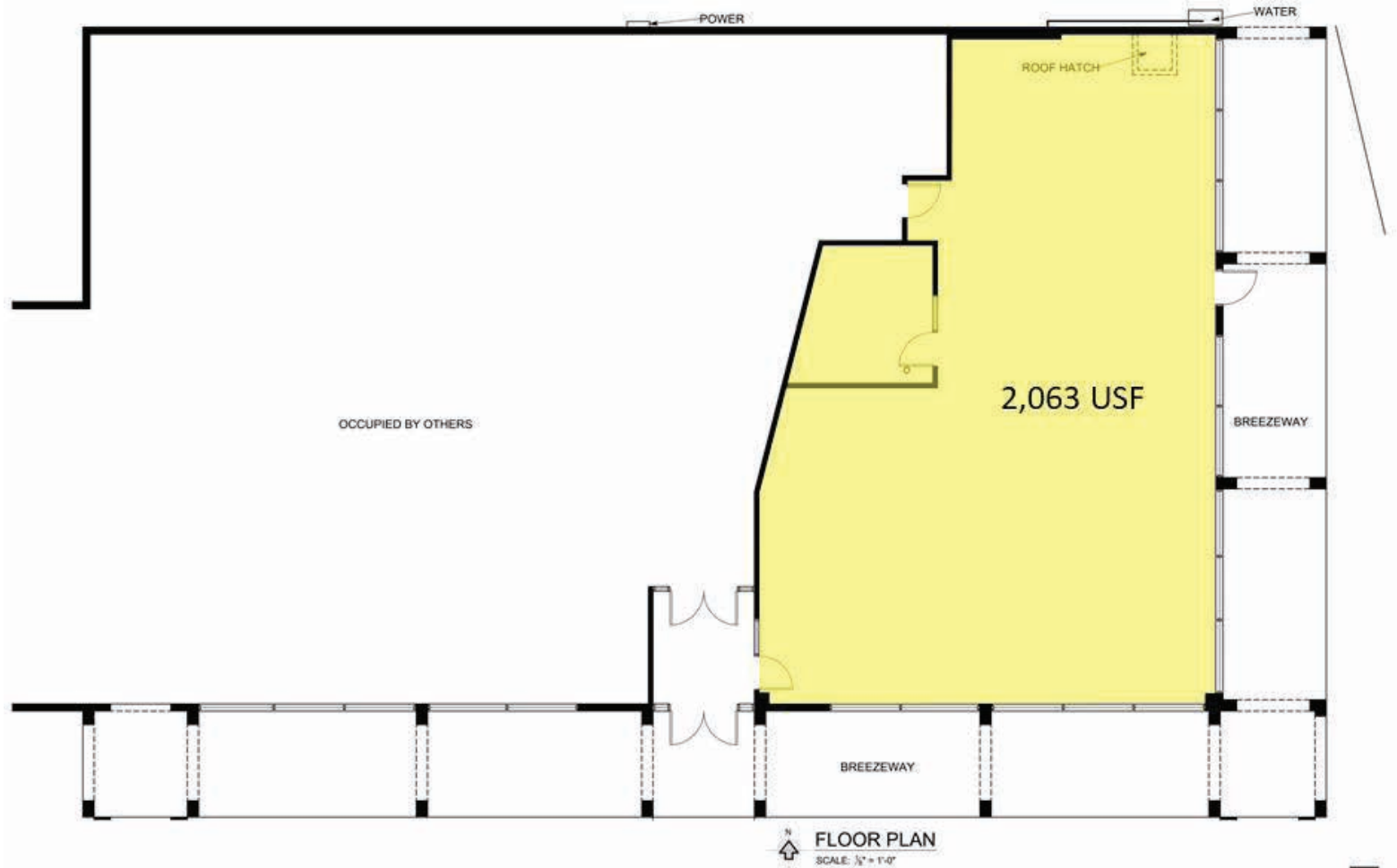
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Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, credit worthiness of tenant, condition of space leased, leasehold input allowances, term of lease and other factors deemed important by the Landlord.

This Quote Sheet does not constitute an offer. Neither this document nor any oral discussions between the parties is intended to be a legally binding agreement, but merely expresses terms and conditions upon which the Landlord may be willing to enter into an agreement. This Quote Sheet is subject to modification, prior leasing or withdrawal without notice and neither party hereto shall be bound until definitive written agreements are executed by and delivered to all parties to the transaction. The information provided herein is deemed reliable, however, no warranties or representations as to the accuracy are intended, whether expressed or implied.



Floor Plan



4625 CENTERVIEW DRIVE

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San Antonio Overview

Largest U.S. Cities

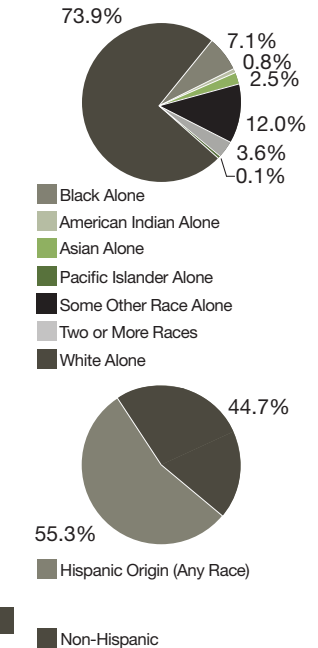
- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Philadelphia
- 6 Phoenix
- 7 San Antonio**
- 8 San Diego
- 9 Dallas
- 10 San Jose

San Antonio-New Braunfels Metro Area

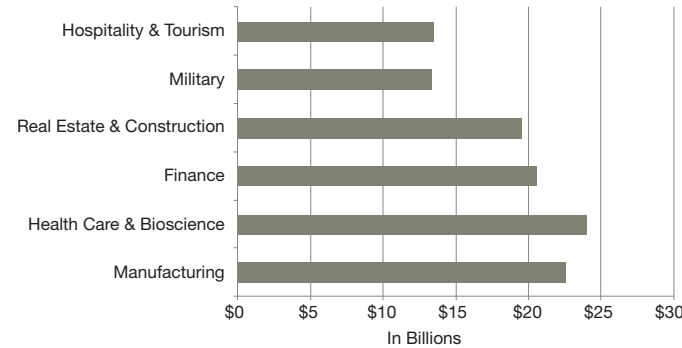
	Population	Median Age	Total Households
2000 Census	1,711,703	32.9	601,265
2010 Census	2,142,508	34.1	763,022
2016 Estimate	2,392,282	35.0	846,066
2021 Projection	2,632,711	35.8	928,458

	Avg. Household Income	Median Household Income	Per Capita Income
2000 Census	\$51,426	\$39,029	\$18,443
2010 Census	\$62,458	\$50,146	\$22,135
2016 Estimate	\$74,515	\$54,186	\$26,902
2021 Projection	\$80,710	\$59,097	\$28,962

Ethnicity



Major Industries



Fortune 500 Companies

SAT	Rankings	US
1	Valero Energy	32
2	Tesoro Corp	98
3	USAA	114
4	CST Brands, Inc	299
5	iHeartMedia	414

Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

Sources: U.S. Census; ESRI 2014 Estimates; U.S. Census Bureau 2010, ESRI forecasts for 2016 & 2021; Fortune

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Demographics: 1-mile

Summary	Census 2010		2017		2022	
Population	13,339		13,881		14,426	
Households	5,640		5,844		6,083	
Families	3,126		3,180		3,277	
Average Household Size	2.33		2.34		2.34	
Owner Occupied Housing Units	2,363		2,237		2,292	
Renter Occupied Housing Units	3,277		3,607		3,790	
Median Age	35.0		36.5		37.1	
Trends: 2017 - 2022 Annual Rate	Area		State		National	
Population	0.77%		1.67%		0.83%	
Households	0.80%		1.63%		0.79%	
Families	0.60%		1.58%		0.71%	
Owner HHs	0.49%		1.58%		0.72%	
Median Household Income	2.28%		2.23%		2.12%	
Households by Income			2017		2022	
			Number	Percent	Number	Percent
<\$15,000			893	15.3%	882	14.5%
\$15,000 - \$24,999			685	11.7%	644	10.6%
\$25,000 - \$34,999			804	13.8%	729	12.0%
\$35,000 - \$49,999			984	16.8%	933	15.3%
\$50,000 - \$74,999			1,065	18.2%	1,080	17.8%
\$75,000 - \$99,999			574	9.8%	672	11.0%
\$100,000 - \$149,999			480	8.2%	652	10.7%
\$150,000 - \$199,999			210	3.6%	293	4.8%
\$200,000+			149	2.5%	198	3.3%
Median Household Income			\$41,939		\$46,946	
Average Household Income			\$58,565		\$68,276	
Per Capita Income			\$25,684		\$29,839	
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	918	6.9%	873	6.3%	927	6.4%
5 - 9	927	6.9%	849	6.1%	845	5.9%
10 - 14	753	5.6%	818	5.9%	798	5.5%
15 - 19	659	4.9%	796	5.7%	828	5.7%
20 - 24	1,142	8.6%	973	7.0%	1,181	8.2%
25 - 34	2,273	17.0%	2,330	16.8%	2,207	15.3%
35 - 44	1,671	12.5%	1,832	13.2%	1,947	13.5%
45 - 54	1,598	12.0%	1,562	11.3%	1,601	11.1%
55 - 64	1,378	10.3%	1,535	11.1%	1,575	10.9%
65 - 74	869	6.5%	1,114	8.0%	1,290	8.9%
75 - 84	767	5.7%	736	5.3%	782	5.4%
85+	385	2.9%	465	3.3%	444	3.1%
Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	10,068	75.5%	10,239	73.8%	10,549	73.1%
Black Alone	668	5.0%	719	5.2%	765	5.3%
American Indian Alone	133	1.0%	138	1.0%	144	1.0%
Asian Alone	519	3.9%	631	4.5%	738	5.1%
Pacific Islander Alone	6	0.0%	6	0.0%	6	0.0%
Some Other Race Alone	1,491	11.2%	1,645	11.9%	1,690	11.7%
Two or More Races	455	3.4%	503	3.6%	535	3.7%
Hispanic Origin (Any Race)	8,587	64.4%	9,257	66.7%	9,833	68.2%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

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Demographics: 3-mile

Summary	Census 2010		2017		2022	
Population	150,348		160,474		168,919	
Households	61,478		65,086		68,576	
Families	34,509		35,888		37,413	
Average Household Size	2.40		2.42		2.42	
Owner Occupied Housing Units	24,129		23,272		23,988	
Renter Occupied Housing Units	37,349		41,814		44,589	
Median Age	32.1		33.4		33.8	
Trends: 2017 - 2022 Annual Rate	Area		State		National	
Population	1.03%		1.67%		0.83%	
Households	1.05%		1.63%		0.79%	
Families	0.84%		1.58%		0.71%	
Owner HHs	0.61%		1.58%		0.72%	
Median Household Income	1.86%		2.23%		2.12%	
Households by Income	2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	10,875	16.7%	10,875	16.7%	11,110	16.2%
\$15,000 - \$24,999	8,735	13.4%	8,735	13.4%	8,389	12.2%
\$25,000 - \$34,999	8,854	13.6%	8,854	13.6%	8,266	12.1%
\$35,000 - \$49,999	10,792	16.6%	10,792	16.6%	10,340	15.1%
\$50,000 - \$74,999	12,067	18.5%	12,067	18.5%	12,595	18.4%
\$75,000 - \$99,999	6,230	9.6%	6,230	9.6%	7,695	11.2%
\$100,000 - \$149,999	5,232	8.0%	5,232	8.0%	7,131	10.4%
\$150,000 - \$199,999	1,376	2.1%	1,376	2.1%	1,824	2.7%
\$200,000+	923	1.4%	923	1.4%	1,227	1.8%
Median Household Income			\$39,487		\$43,292	
Average Household Income			\$52,893		\$60,528	
Per Capita Income			\$21,960		\$25,046	
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	11,335	7.5%	11,248	7.0%	11,992	7.1%
5 - 9	10,137	6.7%	10,527	6.6%	10,670	6.3%
10 - 14	8,982	6.0%	9,642	6.0%	10,027	5.9%
15 - 19	9,613	6.4%	9,962	6.2%	10,431	6.2%
20 - 24	14,784	9.8%	14,156	8.8%	15,377	9.1%
25 - 34	27,039	18.0%	29,051	18.1%	29,168	17.3%
35 - 44	18,420	12.3%	20,696	12.9%	22,392	13.3%
45 - 54	17,428	11.6%	17,198	10.7%	17,428	10.3%
55 - 64	14,560	9.7%	16,278	10.1%	16,878	10.0%
65 - 74	8,644	5.7%	11,931	7.4%	13,664	8.1%
75 - 84	6,298	4.2%	6,361	4.0%	7,468	4.4%
85+	3,108	2.1%	3,422	2.1%	3,424	2.0%
Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	110,146	73.3%	114,917	71.6%	120,115	71.1%
Black Alone	8,082	5.4%	9,088	5.7%	9,850	5.8%
American Indian Alone	1,513	1.0%	1,601	1.0%	1,676	1.0%
Asian Alone	5,765	3.8%	7,079	4.4%	8,339	4.9%
Pacific Islander Alone	151	0.1%	171	0.1%	188	0.1%
Some Other Race Alone	19,427	12.9%	21,642	13.5%	22,324	13.2%
Two or More Races	5,264	3.5%	5,976	3.7%	6,428	3.8%
Hispanic Origin (Any Race)	103,496	68.8%	113,345	70.6%	121,128	71.7%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

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Demographics: 5-mile

Summary	Census 2010		2017		2022	
Population	363,165		388,287		408,972	
Households	140,148		149,052		157,223	
Families	85,243		89,156		93,154	
Average Household Size	2.56		2.57		2.57	
Owner Occupied Housing Units	67,098		65,560		67,874	
Renter Occupied Housing Units	73,050		83,492		89,349	
Median Age	32.7		33.9		34.7	
Trends: 2017 - 2022 Annual Rate	Area		State		National	
Population	1.04%		1.67%		0.83%	
Households	1.07%		1.63%		0.79%	
Families	0.88%		1.58%		0.71%	
Owner HHs	0.70%		1.58%		0.72%	
Median Household Income	2.06%		2.23%		2.12%	
Households by Income	2017		2022			
	Number	Percent	Number	Percent		
<\$15,000	22,746	15.3%	23,127	14.7%		
\$15,000 - \$24,999	19,155	12.9%	18,466	11.7%		
\$25,000 - \$34,999	19,675	13.2%	18,549	11.8%		
\$35,000 - \$49,999	23,428	15.7%	22,512	14.3%		
\$50,000 - \$74,999	28,093	18.8%	29,177	18.6%		
\$75,000 - \$99,999	15,015	10.1%	18,243	11.6%		
\$100,000 - \$149,999	13,747	9.2%	18,129	11.5%		
\$150,000 - \$199,999	3,935	2.6%	4,987	3.2%		
\$200,000+	3,259	2.2%	4,033	2.6%		
Median Household Income		\$42,042		\$46,556		
Average Household Income		\$57,937		\$65,725		
Per Capita Income		\$22,552		\$25,551		
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	27,170	7.5%	27,186	7.0%	28,712	7.0%
5 - 9	25,417	7.0%	25,883	6.7%	26,199	6.4%
10 - 14	23,936	6.6%	24,568	6.3%	25,386	6.2%
15 - 19	25,175	6.9%	24,843	6.4%	25,612	6.3%
20 - 24	32,736	9.0%	31,879	8.2%	33,226	8.1%
25 - 34	59,165	16.3%	66,659	17.2%	66,976	16.4%
35 - 44	45,359	12.5%	49,236	12.7%	54,097	13.2%
45 - 54	44,841	12.3%	43,503	11.2%	43,711	10.7%
55 - 64	36,627	10.1%	41,271	10.6%	43,134	10.5%
65 - 74	21,492	5.9%	30,054	7.7%	34,928	8.5%
75 - 84	14,805	4.1%	15,657	4.0%	19,058	4.7%
85+	6,442	1.8%	7,549	1.9%	7,932	1.9%
Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	267,753	73.7%	280,700	72.3%	294,517	72.0%
Black Alone	16,156	4.4%	18,252	4.7%	19,861	4.9%
American Indian Alone	3,564	1.0%	3,759	1.0%	3,928	1.0%
Asian Alone	9,625	2.7%	12,061	3.1%	14,302	3.5%
Pacific Islander Alone	331	0.1%	384	0.1%	426	0.1%
Some Other Race Alone	53,514	14.7%	59,301	15.3%	61,075	14.9%
Two or More Races	12,223	3.4%	13,830	3.6%	14,863	3.6%
Hispanic Origin (Any Race)	258,053	71.1%	282,352	72.7%	301,773	73.8%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

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Information About Brokerage Services

11-2-2015

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:
 - 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:

- 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.

<u>REOC General Partner, LLC</u>	<u>493853</u>	<u>bharris@reocsanantonio.com</u>	<u>N/A</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>Brian Dale Harris</u>	<u>405243</u>	<u>bharris@reocsanantonio.com</u>	<u>N/A</u>
Designated Broker of Firm	License No.	Email	Phone

<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

<u>Brian Dale Harris</u>	<u>405243</u>	<u>bharris@reocsanantonio.com</u>	<u>N/A</u>
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



Information About Brokerage Services

11-2-2015

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- 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:
 - 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:

- 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.

<u>REOC General Partner, LLC</u>	<u>493853</u>	<u>bharris@reocsanantonio.com</u>	<u>(210) 524-4000</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>Brian Dale Harris</u>	<u>405243</u>	<u>bharris@reocsanantonio.com</u>	<u>(210) 524-4000</u>
Designated Broker of Firm	License No.	Email	Phone

<u>Brian Dale Harris</u>	<u>405243</u>	<u>bharris@reocsanantonio.com</u>	<u>(210) 524-4000</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

<u>Hans G. Rohl</u>	<u>371771</u>	<u>hrohl@reocsanantonio.com</u>	<u>(210) 524-4000</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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Regulated by the Texas Real Estate Commission Information available at www.trec.texas.gov

TAR 2501

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IABS 1-0
IABS Form



Information About Brokerage Services

11-2-2015

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.

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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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 - 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.

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Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

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MBE 7-0

Broker Name

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