



# The Offering

Port Arthur Townhomes 3500 Turtle Creek, Port Arthur, TX 77642

## OVERVIEW

Units:	<b>104</b>
Avg Rent:	<b>\$1,147</b>
Avg Size:	<b>1202</b>
Date Built:	<b>2005</b>
Rentable Sq. Ft.:	<b>119,297</b>
Acreage:	<b>6.51</b>
Occupancy:	<b>95%</b>
Class:	<b>B-</b>

## PRICING

Terms	<b>New Loan</b>
ASKING PRICE	<b>MARKET</b>
Stabilized NOI	<b>\$601,948</b>

## INVESTMENT HIGHLIGHTS

- ◆ Available on Assumption or New Loan
- ◆ Located in Port Arthur, Texas
- ◆ Easy access to Hwy 69 north to Beaumont
- ◆ Strong Blue Collar Profile
- ◆ Port Arthur is home to many refining companies
- ◆ Minimal renovations done recently
- ◆ Long Term Tax Credit LURA Asset
- ◆ Flooded in 2017 During Hurricane Harvey



FOR INFORMATION ABOUT THIS PROPERTY PLEASE CONTACT

### TOM WILKINSON

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### KET ENTERPRISES INCORPORATED

1770 St. James Place | Suite 382 | Houston, TX 77056  
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Broker License #406902



Financial Information			New Loan		Operating Information		
ASKING PRICE	MARKET		New Loan at 65% Amortization (months) Debt Service Monthly I.O. Interest Rate Date Due Est Res for Repl/Unit/Yr Yield Maintenance Transfer Fee		Est Mkt Rent (Jun-25) 3 Mo Avg Physical Occ (Jun-25) Est Ins per Unit per Yr		
Stabilized NOI	\$601,948				\$119,297 \$120,639 95% \$1,491		
					Property Tax Information		
					Tax Rate (2024) 2024 Tax Assessment Est 2024 Taxes Est Future Tax Assessment Est Future Taxes		
					2.864412 \$3,705,994 \$106,155 \$6,200,000 \$177,594		
			Interest rates vary daily		Properties with LURA's are typically assessed for less		
Current Street Rent with a 3% Increase	1,474,506	\$122,875 / Mo	Rents can only be increased per TDHCA				
Estimated Gross Scheduled Income	1,474,506	\$122,875 / Mo	Number of Units 104				
Estimated Loss to Lease (2% of Total Street Rent)	(29,490)	2%	Avg Unit Size 1202				
Estimated Vacancy (5% of Total Street Rent)	(73,725)	5%					
Estimated Concessions and Other Rental Losses (2% of Total Street Rent)	(29,490)	2%	Net Rentable Area 125,000				
Estimated Utilities Income	0	\$ / Unit / Yr	Land Area (Acres) 6.51				
Estimated Other Income (pet, late charges, misc)	36,400	\$350 / Unit / Yr	Units per Acre 15.975				
Estimated Total Rental Income	1,414,600						
ESTIMATED TOTAL PRO-FORMA INCOME	1,414,600	\$117,883 / Mo					
			MODIFIED ACTUALS - May 2025 YTD Annualized		PRO-FORMA		
3 Mo Avg Income Annualized			\$1,447,664		\$1,414,600		
EXPENSE			FIXED EXPENSES		FIXED EXPENSES		
Fixed Expenses			Fixed Expenses		Fixed Expenses		
Taxes	\$116,009	\$1,115 per Unit			\$177,594	\$1,708 per Unit	
Insurance	\$93,302	\$897 per Unit			\$155,087	\$1,491 per Unit	
Total Fixed Expense		\$209,310 \$2,013 per Unit				2024 Tax Rate & Future Assessment Estimated \$332,680 \$3,199 per Unit	
Utilities			Utilities		Utilities		
Electricity	\$23,555	\$226 per Unit			\$23,555	\$226 per Unit	
Water/Sewer & Trash	\$116,592	\$1,121 per Unit	consider implementing water savings		\$116,592	\$1,121 per Unit	
Gas	\$0	\$ per Unit			\$0	\$ per Unit	
Telephone	\$2,134	\$21 per Unit			\$2,134	\$21 per Unit	
Facilities Charge		\$ per Unit			\$0	\$ per Unit	
Total Utilities		\$142,281 \$1,368 per Unit				\$142,281 \$1,368 per Unit	
Other Expenses			Other Expenses		Other Expenses		
General & Admin & Marketing	\$7,718	\$74 per Unit			\$36,400	\$350 per Unit	
Repairs & Maintenance	\$23,329	\$224 per Unit			\$58,323	\$561 per Unit	
Labor Costs	\$76,800	\$738 per Unit			\$115,200	\$1,108 per Unit	
Contract Services	\$29,583	\$284 per Unit			\$29,583	\$284 per Unit	
Management Fees	\$57,907	4.00%	\$557 per Unit	Added by Broker	\$56,584	4.00%	
Total Other Expense		\$195,338 \$1,878 per Unit				\$544 per Unit \$296,091 \$2,847 per Unit	
Total Operating Expense		\$546,930	\$5,259 per Unit		\$771,052	\$2,847 per Unit	
Reserve for Replacement		\$41,600	\$400 per Unit		\$41,600	\$400 per Unit	
Total Expense		\$588,530	\$5,659 per Unit	lower than normal	\$812,652	\$7,814 per Unit	
Net Operating Income (Actual Underwriting)		\$859,134			\$601,948		
ASKING PRICE		MARKET			MARKET		

NOTES: ACTUALS: Income and Expenses calculated using owner's 5/25 operating statement. PRO FORMA: Income is Pro Forma as Noted. Taxes were calculated using 2024 Tax Rate & Future Assessment. Insurance is estimated. Management Fees calculated as 4% of Gross Income, Other expenses are Estimated for the Pro Forma.

DISCLAIMER: The information contained herein has been obtained from sources that we deem reliable. We have no reason to doubt the accuracy of the information, but we have not verified it and make no guaranty, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. We have not determined whether the property complies with deed restrictions or any city licensing or ordinances including life safety compliance or if the property lies within a flood plain. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME OR EXPENSE AND PERFORM OR HAVE PERFORMED ANY INSPECTIONS TO VERIFY POSSIBLE CONTAMINATION BY ASBESTOS, LEAD PAINT, MOLD OR ANY OTHER HAZARDOUS SUBSTANCES. The owner reserves the right to withdraw this listing or change the price at anytime without notice during the marketing period.

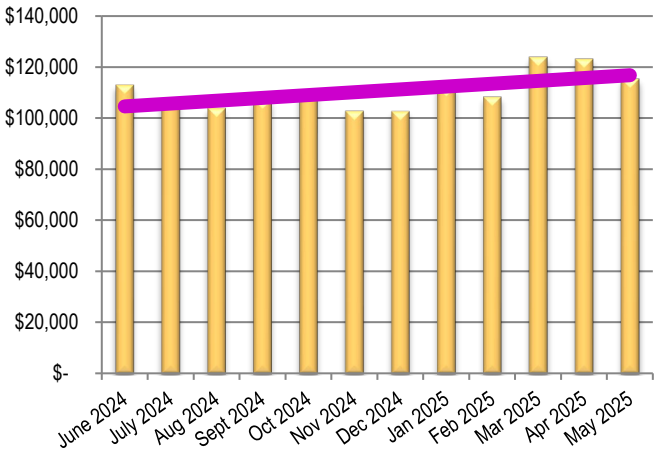


Port Arthur Townhomes 3500 Turtle Creek, Port Arthur, TX 77642

PROPERTY INFORMATION				EXISTING MORTGAGE		TAXING AUTHORITY - JEFFERSON COUNTY		
Age:	2005	# of Stories:	2	Original Loan	\$5,723,677	PROPERTY ID: 73594		
Rehabbed:	2017	Buildings:	13	Mortgage Balance	\$5,459,701	PORT ARTHUR ISD	\$1.317639	
		Units/Acre	15.98	Amortization	365	CITY OF PORT ARTHUR	\$0.626272	
Elec Meter:	Indiv- Water Heater	Open Parking:	239 spaces	P & I	\$39,567	PORT OF PORT ARTHUR	\$0.177869	
A/C Type:	HVAC-Indiv	Covered Parking:	No	Type	Bank loan	SABINE NECHES NAV DIST	\$0.088000	
Water:	Master	Garage Parking:	No	Assumable	Yes	DRAINAGE DISTRICT #7	\$0.297632	
Gas:	N/A			Monthly Escrow	Yes	JEFFERSON COUNTY	\$0.357000	
EWG:	EW	Construction Quality:	B	Origination Date	1-Aug-22	FARM AND LATERAL ROAD	\$0.000000	
W/D hookups	100%	Submarket:	Port Arthur	Due Date	?	JEFFERSON CO APPRAISAL DIS	\$0.000000	
Wiring:	Copper per mgmt	Concessions: No reported leasing concessions		Interest Rate	5.50%			
Roof:	Pitched			Yield Maintenance	Yes			
Materials:	Brick/Stucco			Transfer Fee	1% of loan balance	2025 Tax Rate/\$100		\$2.864412
Paving:	Concrete					2024 Tax Assessment		\$3,705,994
Resident pays for E(Elec); W(Water);G(Gas)				Assumption or new loan basis		Improvement SF	138,376	

COLLECTIONS

Total	\$	1,328,537		
June 2024	\$	112,835	12 Mo Avg	\$ 110,711
July 2024	\$	107,367		
Aug 2024	\$	103,799		
Sept 2024	\$	107,028	9 Mo Avg	\$ 111,615
Oct 2024	\$	110,164		
Nov 2024	\$	102,640		
Dec 2024	\$	102,569	6 Mo Avg	\$ 114,117
Jan 2025	\$	112,001		
Feb 2025	\$	108,218		
Mar 2025	\$	123,721	3 Mo Avg	\$ 120,639
Apr 2025	\$	122,981		
May 2025	\$	115,214		



FINANCIAL HIGHLIGHTS

As of February 28, 2025, delinquencies total \$6,542.96.





# PORT ARTHUR TOWNHOMES

**The Port Arthur Townhomes Apartments**, is a two story apartment community located in Port Arthur, Texas. The property is a Low Income Housing Tax Credit property that accepts Section 8 vouchers. The asset was built in 2005. Residents enjoy ample amenities which include: mini-blinds, kitchen pantries, ceiling fans, laundry facilities, patios, a swimming pool and a sports court. The property has close access to the Hwy 59 North.

The tax credit LURA went in place October 6, 2003 and lasts 25 years, initially, and the extended compliance period runs an additional 40 years. 52 of the units are restricted to 60% AML rents and 52 of the units are restricted to 50% AML rents. Management reports a recent 4% annual bump in rents.

Water is master metered. No gas, Individual electric hot water heaters in every unit and washer/dryer connections in every unit. All new energy efficient A/Cs with heat pump system were installed.

Living On-site employees: maintenance, security guard and cleaning person.

This southern suburb is nestled against the Texas-Louisiana line. Bordered by the shores of the Sabine Lake and the stunning Gulf of Mexico, there's plenty of outdoor recreation available in this eclectic community. The area is ribboned with major highways, providing easy access to Interstate 10 and Highway 124. Just moments north is the artsy city of Beaumont.

Port Arthur/ Groves residents can reap the benefits of Beaumont, sprinkled with vivid murals and plenty of attractions. Those looking for symphonies, breweries, historic theatres, museums, galleries, and shops will be accommodated in this colorful community. The area is family friendly, boasting good schools, several colleges, and lots of parks. Stroll the scenic boardwalks of Cattail Marsh Wetlands and Boardwalk or indulge in a beach day at Sea Rim State Park.

Only a few apartment properties were built in 2023, and one project is under construction for 2024.



**104**  
units



**2005**  
year built

**2017**  
renovated



**95%**  
occupancy







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## UNIT MIX

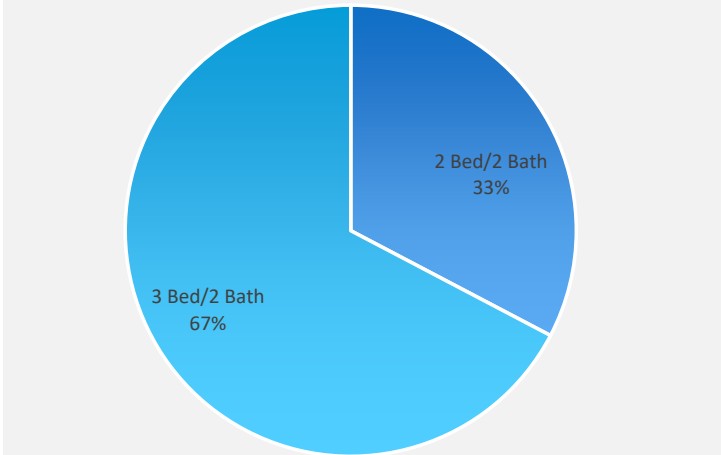
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Source: Owner's 6/6/25 Rent Roll

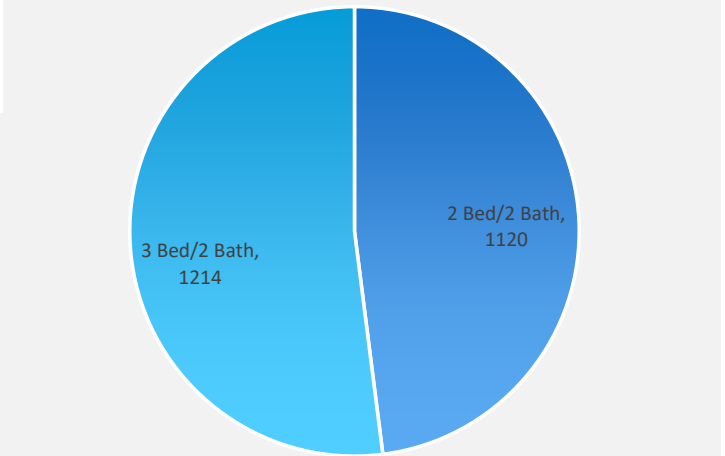
Source: Owner's 6/6/25 Rent Roll	104	1,202	125,000	\$1,147	\$119,297	+E	\$0.95
TOTALS AND AVERAGES	Total Units	Average Sq. Ft.	Total Sq. Feet	Average Rent/Unit	Total Rent	+EWG	Average Rent/ SF



## UNIT BY TYPE



## UNIT BY SIZE





UNIT MIX AND RENTAL INFORMATION SCHEDULE

Jefferson County MTSP Maximum Income & Rent Limits Effective Date: 04/01/2024

Income limits

Number of Tenants	1	2	3	4	5	6	7	8
Initial 50% HTC	\$30,750	\$35,150	\$39,550	\$43,900	\$47,450	\$50,950	\$54,450	\$57,950
Initial 60% HTC	\$36,900	\$42,180	\$47,460	\$52,680	\$56,940	\$61,140	\$65,340	\$69,540
Recertification Limit HTC (140% of 60%)	\$51,660	\$59,052	\$66,444	\$73,752	\$79,716	\$85,596	\$91,476	\$97,356

Utility Allowance for General Public - Port Arthur HA Effective Date: 09/05/2024

Rent Limit	50% HTC		60% HTC	
# of Bedrooms	2	3	2	3
HUD Max Rent	\$988	\$1,141	\$1,186	\$1,370
Less: Utility Allowance	\$85	\$107	\$85	\$107
Allowable Tenant Rent	\$903	\$1,034	\$1,101	\$1,263

Utility Allowance for Section 8 Voucher Holders Only - Beaumont TX Effective 10/01/24

Rent Limit	50% HTC		60% HTC	
# of Bedrooms	2	3	2	3
HUD Max Rent	\$988	\$1,148	\$1,186	\$1,370
Less: Utility Allowance	\$77	\$96	\$77	\$96
Allowable Tenant Rent	\$911	\$1,052	\$1,109	\$1,274

Unit Mix- 104 Units		
Set Aside and Program Type	# of Required Units	Bedroom Size
50% HTC	52	ALL
60% HTC	52	ALL

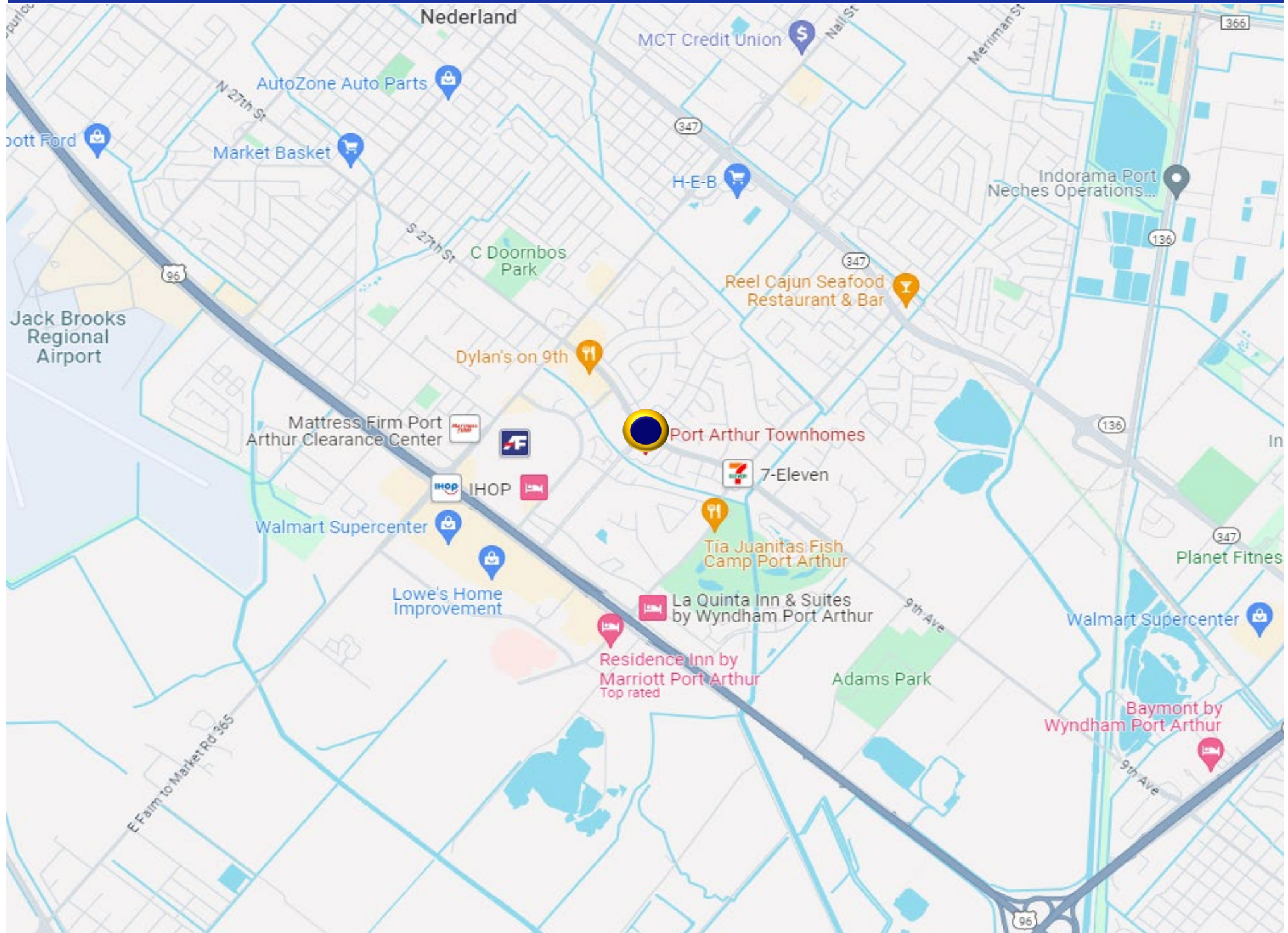


## APARTMENT AMENITIES

- Swimming Pool
- Private Patios
- Private Balcony
- Basketball Half-Court
- Playground
- Fully Accessible Units
- Section 8 Vouchers Accepted
- Community Room
- Business Center
- Private Storage
- Ceiling Fans
- Perimeter Fence
- Dishwashers and Garbage Disposals
- Washer & Dryer Connections
- Open Parking



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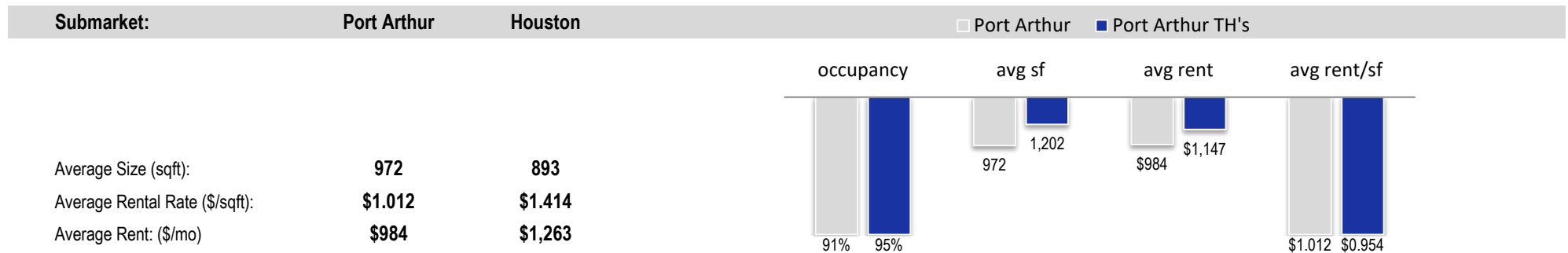




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## RENT COMPARABLES (Costar)

	Property Name	Yr Blt	Occupancy	#Units	Avg SF	Avg Rent	P/SF
1	Sunset Way 3280 Central Mall	2010	97%	96	966	\$929	\$1.040
2	Southwood Crossing 3901 Hwy 73	2007	91%	120	918	\$956	\$0.960
3	Carriage Park 5252 Twin City Hwy	2007	86%	102	895	\$962	\$0.930
	Park Central 8580 Park Central Blvd	2016	92%	184	1071	\$1,275	\$0.840
5	Valley View Estates 5801 Twin City Hwy	2009	96%	148	1011	\$1,487	\$0.680
<b>*Resident Pays E(Electric), W(Water), G(Gas)</b>							
	<b>Totals/Averages Comps</b>	<b>2010</b>		<b>130</b>	<b>972</b>	<b>\$1,122</b>	<b>\$0.890</b>
	 <b>Port Arthur TH's 3500 Turtle Creek</b>	<b>2005</b>	<b>95%</b>	<b>104</b>	<b>1,202</b>	<b>\$1,147</b>	<b>\$0.954</b>



Sunset Way



Southwood Crossing



Carriage Park

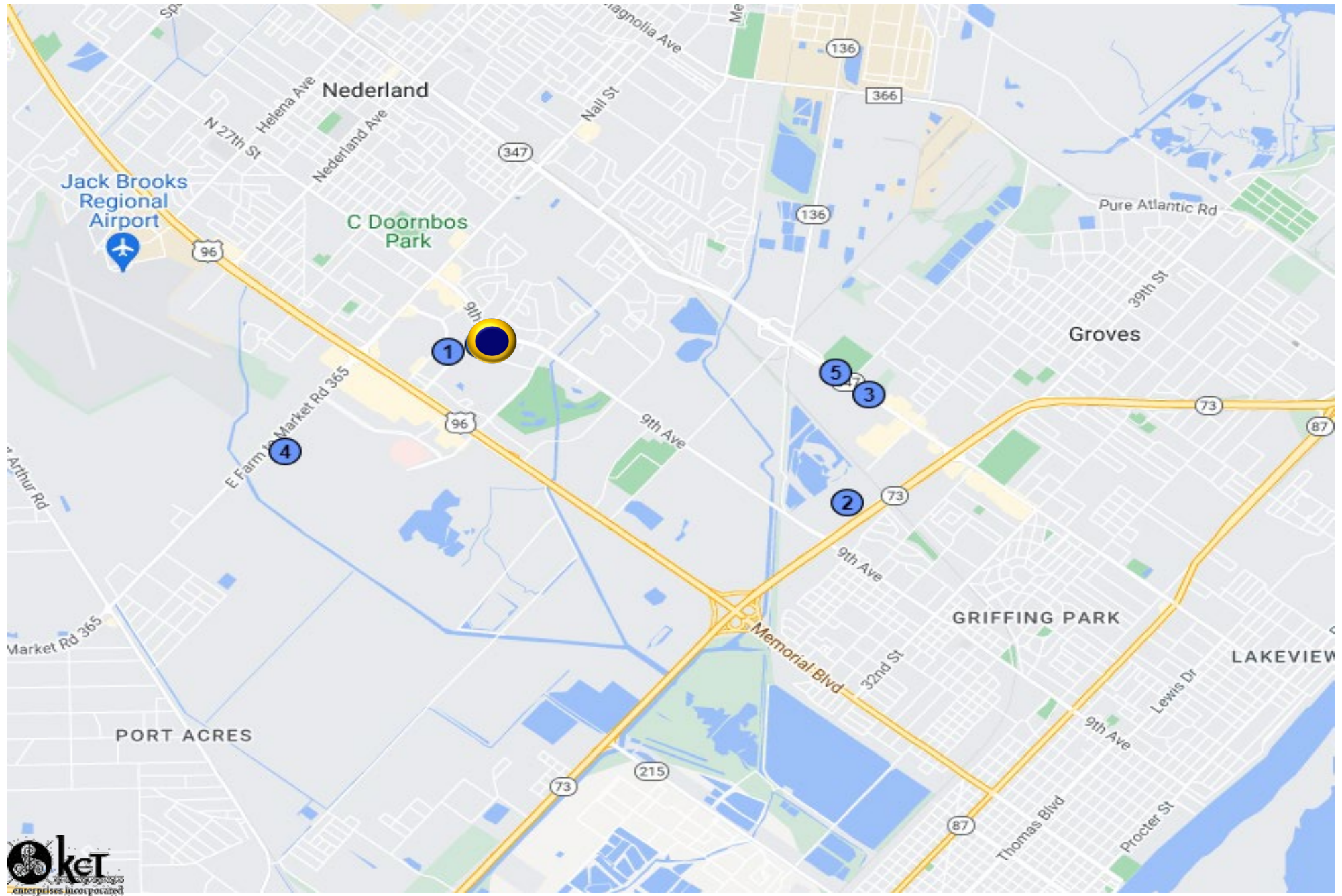


Park Central



Valley View Estates

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# Port Arthur Townhomes 3500 Turtle Creek, Port Arthur, TX 77642

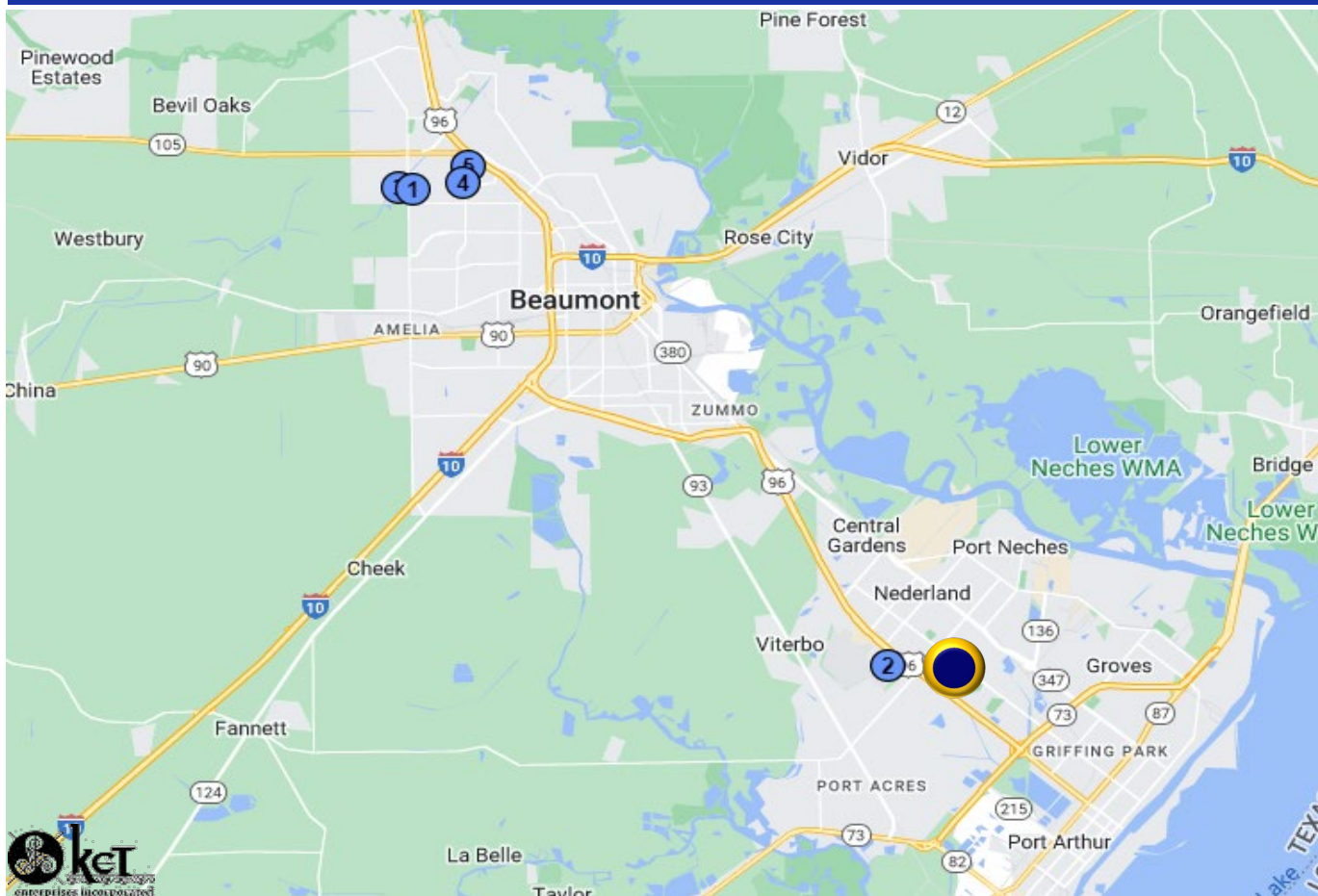
## SALES COMPARABLES (Sorted by Price/Sq. Ft.)

	Property Name	Address	Date Sold	Price	Sq. Ft.	Price/Unit	Price/SF	Built	Units
1	Eagles Landing	3980 North Major Drive	6/21	\$21,546,575	164,764	\$109,932	\$130.77	1998	196
2	Willow Lakes	2555 95th Street	5/21	\$38,000,000	325,300	\$102,151	\$116.82	2008	372
3	West End Lodge	4215 North Major Drive	12/20	\$42,580,000	289,872	\$118,278	\$146.89	2007	360
4	The Pointe	4165 Old Dowlen Road	11/20	\$17,050,000	157,150	\$112,171	\$108.50	2003	152
5	The Preserve at Old Dowlen	5350 Old Dowlen Rd	4/20	\$44,000,000	291,548	\$144,737	\$150.92	2008	304

### Totals/Averages Comps

\$32,635,315 245,727 \$117,454 \$130.78 2005 277

	<b>Port Arthur TH's 3500 Turtle Creek</b>	<i>None of the sales have a LURA and most sold during low interest rates</i>	<b>MARKET</b>	<b>119,297</b>	<b>#VALUE!</b>	<b>#VALUE!</b>	<b>2005</b>	<b>104</b>
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Port Arthur TH's



Eagles Landing



Willow Lakes



West End Lodge



The Pointe



The Preserve at Old Dowlen



# BEAUMONT-PORT ARTHUR, TX METRO AREA



Beaumont-Port Arthur, TX Metro Area is a metropolitan statistical area containing Jefferson County, TX; Orange County, TX; and Hardin County, TX and the census places Beaumont, TX; Port Arthur, TX; and Orange, TX. The Metro Area has a population in excess of 500,000 people with a median age of 36.7 and a median household income of \$49,364. The population of Beaumont-Port Arthur, TX Metro Area is 56.9% White, 24.3% Black, and 14.8% Hispanic. 15.6% of the people in Beaumont-Port Arthur, TX Metro Area speak a non-English language, and 94.4% are U.S. citizens.

The largest universities in Beaumont-Port Arthur, TX Metro Area are Lamar University, with 3,775 graduates, Lamar State College-Port Arthur, with 641 graduates, and Lamar State College-Orange, with 530 graduates.

The economy of Beaumont-Port Arthur, TX Metro Area employs 173,900 people. The economy of Beaumont-Port Arthur, TX Metro Area is specialized in Mining, Quarrying, Oil, Gas Extraction; Construction; and Utilities, which employs respectively 2.89; 1.82; and 1.46 times more people than what would be expected in a location of this size.

The largest industries in Beaumont-Port Arthur, TX Metro Area are Healthcare & Social Assistance (21,151), Manufacturing (20,933), and Retail trade (20,415), and the highest paying industries are Management of Companies & Enterprises (\$74,911), Utilities (\$53,155), and Mining, Quarrying, Oil, Gas Extraction (\$51,230).



# MARKET OVERVIEW

## City of Beaumont

Beaumont's economy is based around the Port of Beaumont, one of the nation's largest ports when measured by tonnage. The Port of Beaumont, Port Arthur and Orange make up the golden triangle in terms of being a major industrial area on the Gulf Coast. Beaumont is also one of the largest military ports in the world. Beaumont is also home to Lamar University. Various museums including, Art Museum of Southeast Texas, the Dishman Art Museum, Spindletop-Gladys City Boomtown Museum, the Edison Museum, the Fireman Museum of Texas, the McFaddin-Ward Houston and Beaumont Botanical Gardens bring culture to the area. The City offers residents hometown atmosphere, maintaining its identity and preserving its history as a comfortable community.

Beaumont is the largest city in the area right at the crossroads of major thoroughfare I-10 and Highways 69, 90, 96, and 287. Beaumont is conveniently located 90 miles east of Houston and only 25 miles from the Texas-Louisiana border. Over half a million people reside in the Greater Beaumont area, with the city of Beaumont boasting a population of 118,000 as of 2018. Orange County, located to the east, and Hardin County to the north, are home to 385,090 residents, with a host of smaller rural and suburban communities adding to the trade area of more than 500,000 consumers. The region has a MSA of more than 385,000 people. Business activity is center in Beaumont, Orange and Port Arthur, the major cities in the area.





## ECONOMY AND EMPLOYERS

A significant element of the region's economy is the Port of Beaumont, the nation's fourth-largest seaport by tonnage. The 842nd Transportation Battalion and the 596th Transportation Group are both stationed at the port in Beaumont. In addition to companies doing business within the city limits, several large industrial facilities are located within the city's five-mile extraterritorial jurisdiction boundaries including the ExxonMobil Beaumont refinery and chemical plants, Goodyear Beaumont chemical plant, and DuPont chemical plant. Businesses have access to 15 million consumers within a 300 mile radius of the Golden Triangle. The petrochemical industry is the driving force behind Beaumont's sound economic foundation. Current plant expansions will bring over 400 permanent jobs to the area, as well as over 10,000 temporary construction jobs, adding to the area's already thriving economy industries and businesses have proven their confidence in the greater Beaumont area for the last decade, with more than \$1 billion of new investments each year. This area is a prime location for corporate and back office service centers, as well as manufacturers and distribution companies, due to the available skilled workforce and exceptional infrastructure.





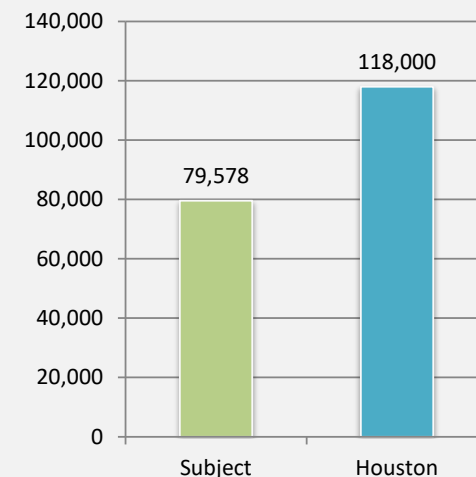
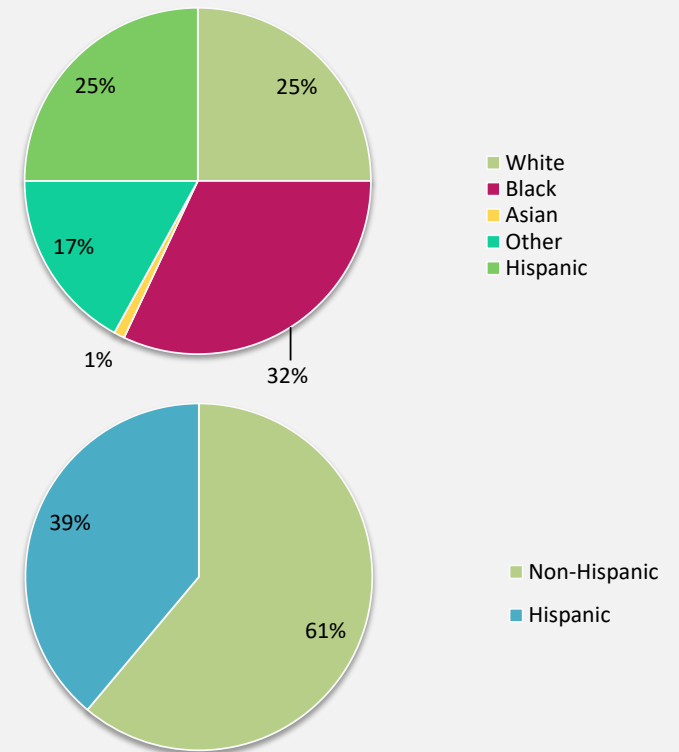
Port Arthur Townhomes 3500 Turtle Creek, Port Arthur, TX 77642	1 Mile	2 Miles	3 Miles
<b>Population</b>			
2023 Estimated Population	9,143	33,407	57,261
2028 Projected Population	8,978	32,997	56,587
2020 Census Population	9,485	33,941	58,036
2010 Census Population	8,107	31,324	55,225
Projected Annual Growth 2023 to 2028	-0.4%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2023	1.0%	0.5%	0.3%
2023 Median Age	35.4	34.2	35.0
<b>Households</b>			
2023 Estimated Households	3,488	12,171	21,053
2028 Projected Households	3,338	11,685	20,246
2020 Census Households	3,580	12,241	21,116
2010 Census Households	3,114	11,561	20,273
Projected Annual Growth 2023 to 2028	-0.9%	-0.8%	-0.8%
Historical Annual Growth 2010 to 2023	0.9%	0.4%	0.3%
<b>Race and Ethnicity</b>			
2023 Estimated White	40.6%	41.1%	39.2%
2023 Estimated Black or African American	24.9%	21.8%	24.6%
2023 Estimated Asian or Pacific Islander	4.9%	4.4%	5.8%
2023 Estimated American Indian or Native Alaskan	0.9%	0.9%	0.8%
2023 Estimated Other Races	28.7%	31.8%	29.5%
2023 Estimated Hispanic	38.9%	41.7%	37.8%
<b>Income</b>			
2023 Estimated Average Household Income	\$79,578	\$73,697	\$76,437
2023 Estimated Median Household Income	\$60,037	\$57,611	\$58,242
2023 Estimated Per Capita Income	\$30,428	\$26,933	\$28,162
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	10.1%	10.3%	10.9%
2023 Estimated Some High School (Grade Level 9 to 11)	9.6%	8.5%	8.4%
2023 Estimated High School Graduate	33.1%	36.4%	35.2%
2023 Estimated Some College	21.2%	22.0%	21.5%
2023 Estimated Associates Degree Only	14.4%	11.2%	10.8%
2023 Estimated Bachelors Degree Only	7.7%	7.5%	8.6%
2023 Estimated Graduate Degree	4.0%	4.1%	4.5%
<b>Business</b>			
2023 Estimated Total Businesses	210	903	1,343
2023 Estimated Total Employees	1,784	8,424	12,844
2023 Estimated Employee Population per Business	8.5	9.3	9.6
2023 Estimated Residential Population per Business	43.5	37.0	42.6

## DEMOGRAPHIC SUMMARY PROFILE

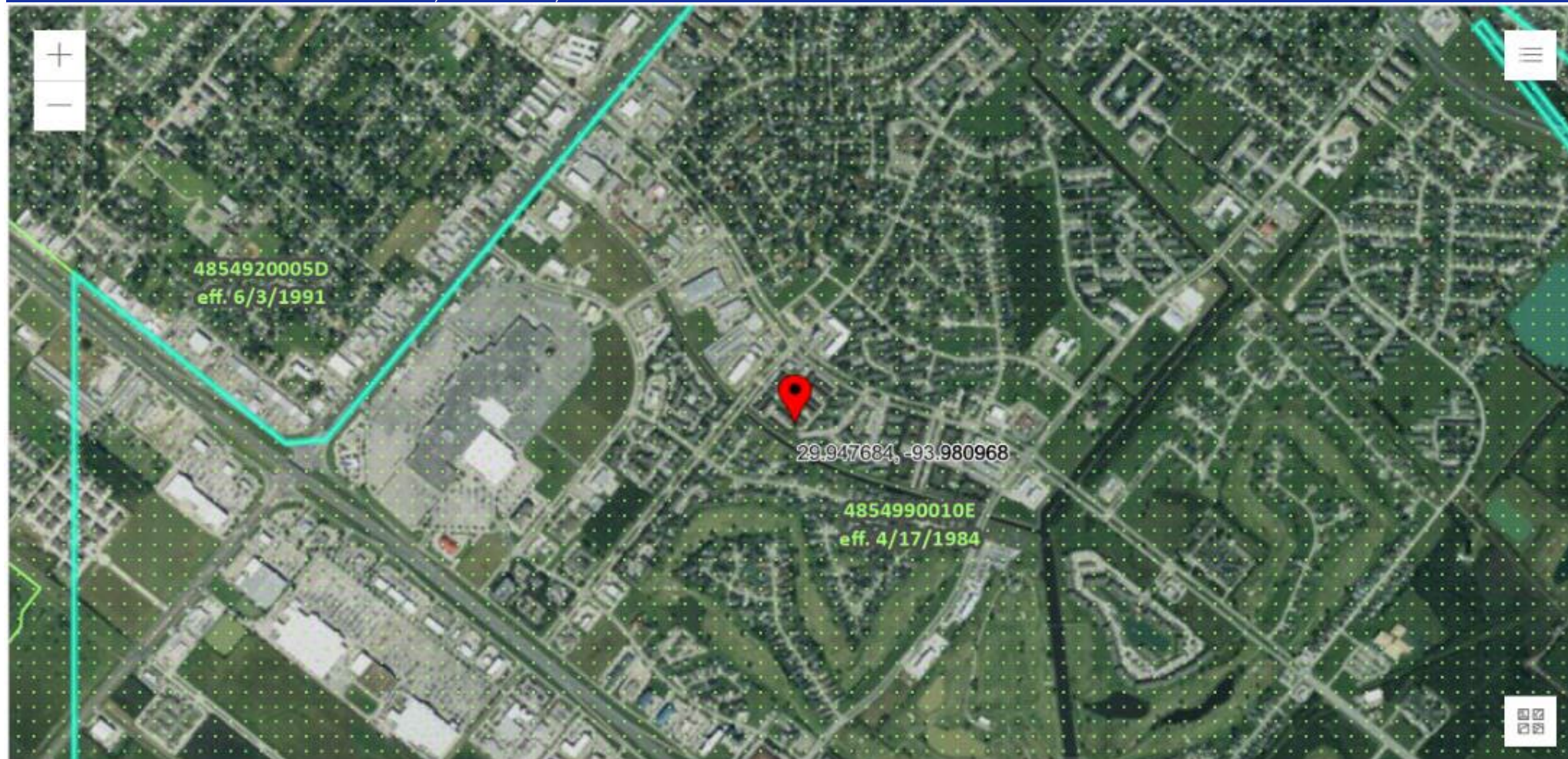
2010-2020 Census, 2023 Estimates with 2028 Projections

Calculated using Weighted Block Centroid from Block Groups

1 mile radius

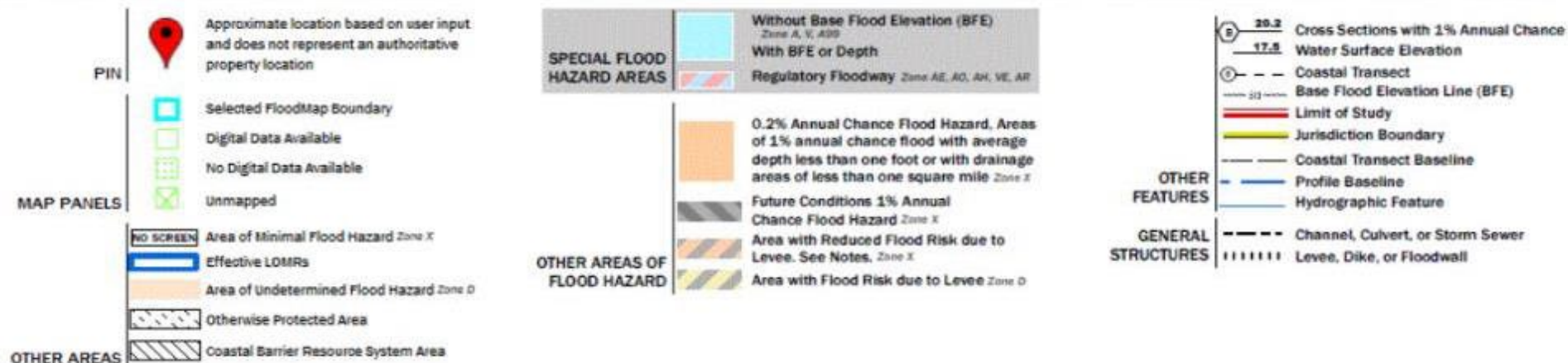






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## Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



### 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

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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
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
N/A	N/A	N/A	N/A
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)

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## **TOM WILKINSON**

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