

# KELBURN STREET HOMES



# Multifamily for Sale

Kelburn Street Homes 9315 & 9317 & 9319 Kelburn St Houston, TX 77016

## OVERVIEW

Units:	<b>8</b>
Avg Rent:	<b>\$838</b>
Avg Size:	<b>699</b>
Date Built:	<b>1950</b>
Date Rehabbed:	<b>2018*</b>
Rentable Sq. Ft.:	<b>5,588</b>
Acreage:	<b>0.58</b>
Occupancy:	<b>88%</b>
Class:	<b>C</b>

## PRICING

Terms:	<b>All Cash</b>
Asking price	<b>Market</b>
Price Per Unit	
Price Per Sq. Ft.	
Stabilized NOI	<b>\$46,255</b>



## INVESTMENT HIGHLIGHTS

- ◆ Located in the near Northwest Houston area
  - ◆ Two Duplex Buildings
  - ◆ Four Single Family Homes
- ◆ Easy access to Hwy 59 and Hardy Toll Rd
  - ◆ \* Only one duplex has been rehabbed
  - ◆ CapEx As of March 2026 is \$101,416
  - ◆ Possible Owner Financing

FOR INFORMATION ABOUT THIS PROPERTY PLEASE CONTACT

**TOM WILKINSON**

Broker/Vice President  
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713-355-4646 ext 102



**KET ENTERPRISES INCORPORATED**

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

Financial Information		Proposed Loan Parameters		Operating Information	
<b>Asking price</b>	<b>Market</b>	<b>New Loan @ 65% of Value</b>		<b>Est Mkt Rent (May-26)</b>	<b>\$6,700</b>
Price Per Unit		Amortization (months)	360	3 Mo Avg	\$5,315
Price Per Sq. Ft.		Debt Service		Physical Occ (Jun-26)	0%
Stabilized NOI	\$46,255	Monthly Int Only		Est Ins per Unit per Yr	\$863
		Interest Rate	6.50%	<b>Property Tax Information</b>	
		Date Due	10 Years	Tax Rate (2025)	2.12522
		Est Res for Repl/Unit/Yr	\$400	2026 Tax Assessment	\$484,619
		Yield Maintenance	Pre-Payment Penalty	Est 2026 Taxes	\$10,299
		Transfer Fee	1%+app+legal	Est Future Tax Assessment	\$566,400
				Est Future Taxes	\$12,037

Possible owner financing

Current Street Rent with a 7% Increase	86,028	\$7,169 / Mo	Number of Units	8	
Estimated Gross Scheduled Income	86,028	\$7,169 / Mo	Avg Unit Size	699	
Estimated Loss to Lease (2% of Total Street Rent)	(1,721)	2%	Net Rentable Area	5,588	* tenants pay all utilities and are responsible for lawn/landscaping
Estimated Vacancy (10% of Total Street Rent)	(8,603)	10%	Land Area (Acres)	0.58	
Est Concessions and Rental Losses (2% of Total Street Rent)	(1,721)	2%	Units per Acre	13.829	
Estimated Utilities Income	0	\$ / Unit / Yr			
Estimated Other Income	1,400	\$175 / Unit / Yr			
Estimated Total Rental Income	75,384				
<b>ESTIMATED TOTAL PRO-FORMA INCOME</b>	<b>75,384</b>	<b>\$6,282 / Mo</b>			

	MODIFIED ACTUALS - Jun '25 thru May '26		PRO-FORMA	
<b>3 Mo Avg Income Annualized</b>	<b>\$63,780</b>		<b>\$75,384</b>	
<b>EXPENSE</b>	<b>FIXED EXPENSES</b>		<b>FIXED EXPENSES</b>	
<b>Fixed Expenses</b>	<b>Fixed Expenses</b>		<b>Fixed Expenses</b>	
Taxes	\$9,054	\$1,132 per Unit	\$12,037	\$1,505 per Unit <small>2025 Tax Rate &amp; Future Assessment</small>
Insurance	\$6,953	\$869 per Unit	\$6,904	\$863 per Unit <small>Estimated</small>
<b>Total Fixed Expense</b>		<b>\$16,007</b>		<b>\$18,941</b>
		<b>\$2,001 per Unit</b>		<b>\$2,368 per Unit</b>
<b>Utilities</b>	<b>Utilities</b>		<b>Utilities</b>	
Water & Sewer		\$ per Unit <small>Tenants pay all bills</small>	\$0	\$ per Unit <small>Tenants pay all bills</small>
<b>Total Utilities</b>		<b>\$0</b>		<b>\$0</b>
		<b>\$ per Unit</b>		<b>\$ per Unit</b>
<b>Other Expenses</b>	<b>Other Expenses</b>		<b>Other Expenses</b>	
General & Admin & Marketing	\$293	\$37 per Unit	\$293	\$37 per Unit
Repairs & Maintenance	\$2,459	\$307 per Unit	\$2,459	\$307 per Unit
Labor Costs	\$0	\$ per Unit	\$0	\$ per Unit
Contract Services	\$0	\$ per Unit	\$0	\$ per Unit
Management Fees	\$3,734	5.85% \$467 per Unit	\$5,036	6.68% \$629 per Unit
<b>Total Other Expense</b>		<b>\$6,487</b>		<b>\$7,788</b>
		<b>\$811 per Unit</b>		<b>\$974 per Unit</b>
<b>Total Operating Expense</b>		<b>\$22,493</b>		<b>\$26,729</b>
		<b>\$2,812 per Unit</b>		<b>\$974 per Unit</b>
<b>Reserve for Replacement</b>		<b>\$3,200</b>		<b>\$2,400</b>
		<b>\$400 per Unit</b>		<b>\$300 per Unit</b>
<b>Total Expense</b>		<b>\$25,693</b>		<b>\$29,129</b>
		<b>\$3,212 per Unit</b>		<b>\$3,641 per Unit</b>
<b>Net Operating Income (Actual Underwriting)</b>		<b>\$38,087</b>		<b>\$46,255</b>
<b>Asking price</b>		<b>Market</b>		<b>Market</b>
<b>Cap Rate</b>				
<b>Proposed Debt Equity</b>				
<b>Estimated Debt Service Cash Flow</b>		<b>38,087</b>		<b>46,255</b>
<b>Cash on Cash</b>				

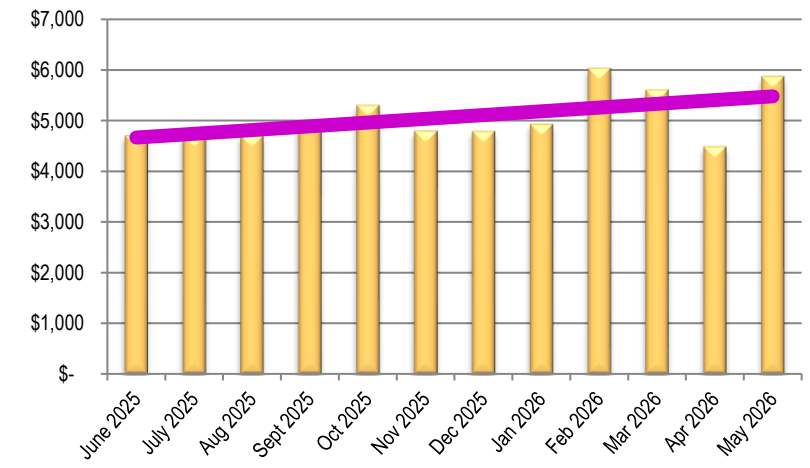
NOTES: ACTUALS: Income and Expenses are based on owner's 5/26 trailing Operating statement. PRO FORMA: Income is Pro Forma as Noted. Taxes were calculated using 2025 Tax Rate & Future Assessment. Insurance is estimated. Management Fees calculated as 6.7% of Gross Income, Other expenses are Estimated 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. THIS IS A BROKER PRICE OPINION OR COMPARATIVE MARKET ANALYSIS AND SHOULD NOT BE CONSIDERED AN APPRAISAL. This represents an estimated sales price for this property. It is not the same as an opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice. In making any decision that relies upon my work, you should know that I have not followed the guidelines for development or an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.

PROPERTY INFORMATION				EXISTING MORTGAGE		TAXING AUTHORITY - HARRIS COUNTY	
Age:	1950	# of Stories:	2	Mortgage Balance	\$270,000	ACCT NO: 0710300120326;0710300120328	
Rehabbed:	2018*	Buildings:	6	Amortization	360	Houston ISD	\$0.878300
		Units/Acre	13.83	Payment(No Interest)	\$1,667	Harris County	\$0.380960
Elec Meter:	Indiv	Open Parking:	Yes	Type	5 Yr-Ballon	Harris County Flood Control	\$0.049660
A/C Type:	window units?	Covered Parking:	No	Assumable	Yes	Port of Houston Authority	\$0.005900
Water:	RUBS	Garage Parking:	No	Monthly Escrow	No	Harris County Hospital District	\$0.187610
Gas:	N/A			Origination Date	3/15/2024	Harris County Education Dept	\$0.004798
EWG:		Construction Quality:	C-	Due Date	5 Years	Houston Community College	\$0.098802
Plumbing:	?	Submarket:	Eastex/Tidwell	Interest Rate	0%	City of Houston	\$0.519190
Wiring:	Copper?						
Roof:	Pitched	Concessions:  No reported concessions		Yield Maintenance	No		
Materials:	Wood			Transfer Fee	No	<b>2025 Tax Rate/\$100</b>	<b>\$2.125220</b>
Paving:	Gravel					<b>2026 Tax Assessment</b>	<b>\$484,619</b>
Please verify the wiring						<b>HCAD Improvement Sq.Ft.</b>	<b>5,588</b>

**COLLECTIONS**

<b>Total</b>	<b>\$60,875</b>		
June 2025	\$ 4,700	<b>12 Mo Avg</b>	<b>\$5,073</b>
July 2025	\$ 4,700		
Aug 2025	\$ 4,700	<b>9 Mo Avg</b>	<b>\$5,197</b>
Sept 2025	\$ 5,000		
Oct 2025	\$ 5,300		
Nov 2025	\$ 4,790	<b>6 Mo Avg</b>	<b>\$5,281</b>
Dec 2025	\$ 4,782		
Jan 2026	\$ 4,928		
Feb 2026	\$ 6,030	<b>3 Mo Avg</b>	<b>\$5,315</b>
Mar 2026	\$ 5,600		
Apr 2026	\$ 4,480		
May 2026	\$ 5,865		

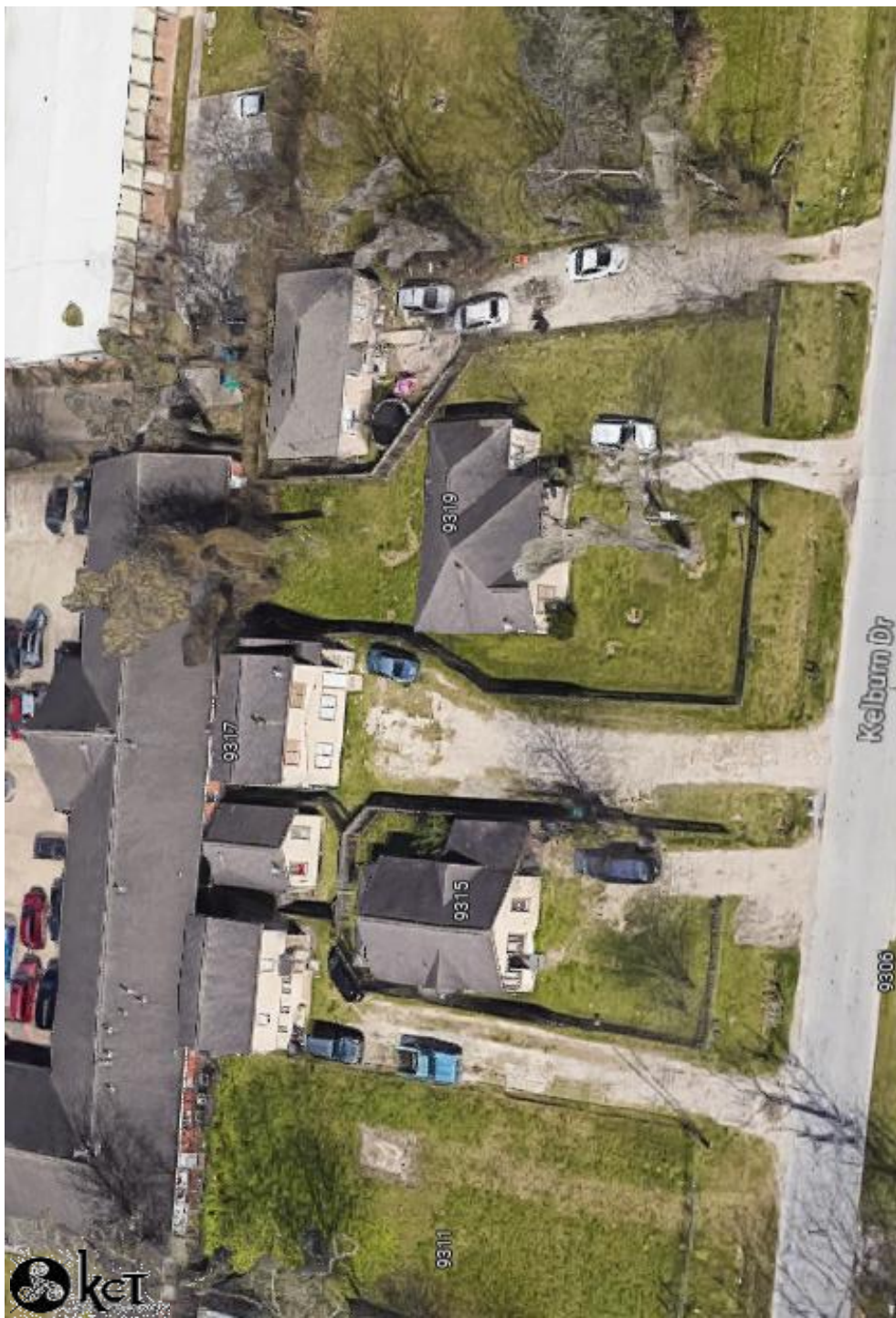


**FINANCIAL HIGHLIGHTS**

Per owner, one unit was renovated and it gets a \$230 rent bump (9319 Kelburn, Duplex 2). The new rent went from \$720 to \$950. This asset is ideal for a smaller buyer to continue rehabbing the units. Seller estimates \$40K to finish the rehab. As of March 2026, \$101,416 has been expended in capex. There is a \$272,000 loan at 0% interest with \$20K/yr principal payments in place. Seller needs cash.

**Disclaimer:** The information contained in this Memorandum reflects material from sources deemed to be reliable, including data such as operating statements, rent roll, etc. provided by the Owner. Notwithstanding, KET Enterprises Incorporated does not make any warranties about the information contained in this marketing package. Every prospective purchaser should verify the information and rely on his accountants or attorneys for legal and tax advice. This offer is "As-Is, Where-Is". Answers to specific inquiries will have to be supplied by the Owner and are available upon request. Rates of return vary daily. No representations are made concerning environmental issues, if any.

Kelburn Street Homes 9315 & 9317 & 9319 Kelburn St Houston, TX 77016



**Kelburn Street Homes 9315 & 9317 & 9319 Kelburn St Houston, TX 77016**

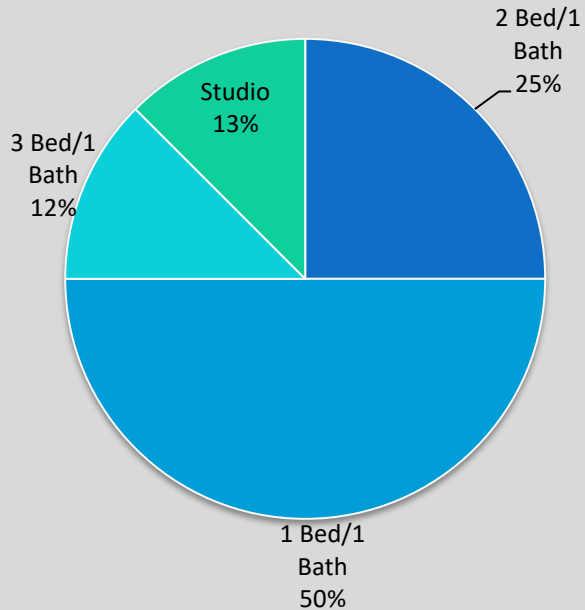
UNIT MIX								
Address	Type	No. Units	Est. Sq Ft	Total Sq Ft	Actual Rent	Total Rent	+EWG	Rent/SF
9315 Kelburn	2 Bed/1 Bath	1	804	804	\$850	\$850	+EW	\$1.06
9315 Kelburn #1	1 Bed/1 Bath	1	520	520	\$600	\$600	+EW	\$1.15
9315 Kelburn #2	1 Bed/1 Bath	1	520	520	\$600	\$600	+EW	\$1.15
9317 Kelburn	Studio	1	352	352	\$600	\$600	+EW	\$1.70
9319 Kelburn	2 Bed/1 Bath	1	760	760	\$1,400	\$1,400	+EW	\$1.84
9319 1/2 Kelburn	3 Bed/1 Bath	1	1,232	1,232	\$750	\$750	+EW	\$0.61
9319 Kelburn #1	1 Bed/1 Bath	1	700	700	\$700	\$700	+EW	\$1.00
9319 Kelburn#2	1 Bed/1 Bath	1	700	700	\$1,200	\$1,200	+EW	\$1.71

Note: square footage shown is from HCAD

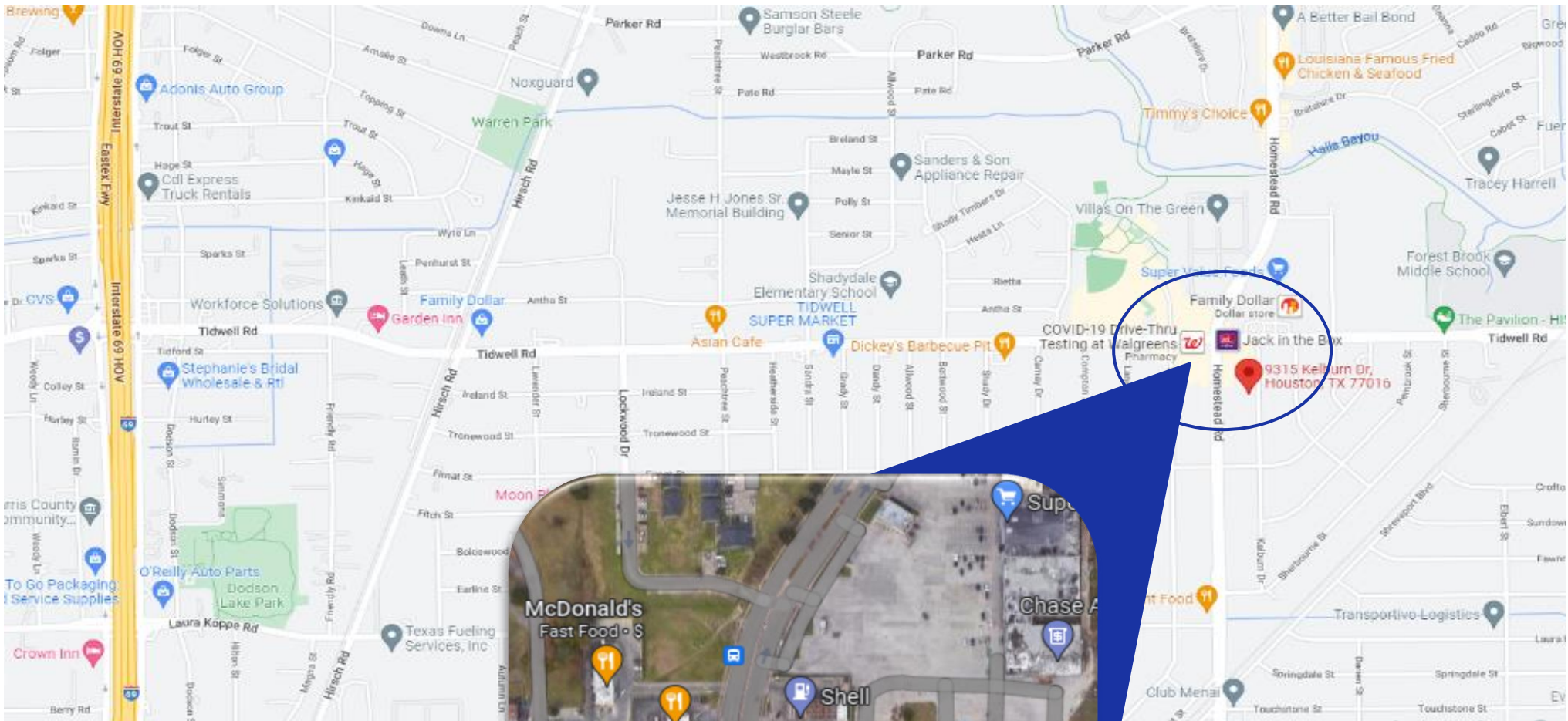
Source: 6/26 RR	<b>8</b>	<b>699</b>	<b>5,588</b>	<b>\$838</b>	<b>\$6,700</b>	<b>+EW</b>	<b>\$1.20</b>
TOTALS AND AVERAGES	Total Units	Average Sq. Ft.	Total Sq. Feet	Actual Rent/Unit	Total Rent	+EWG	Average Rent/ SF



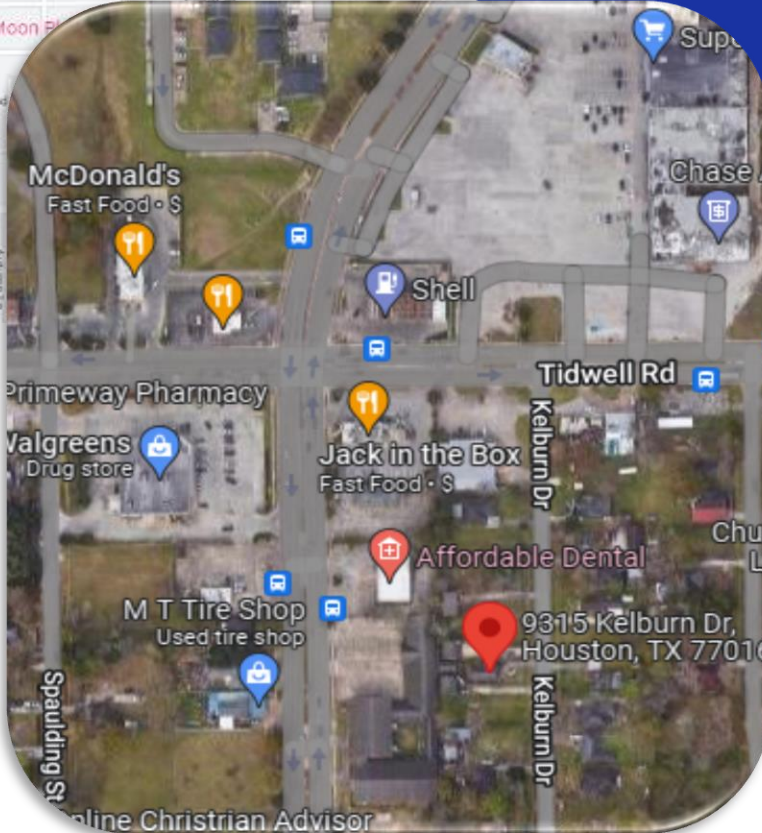
**UNITS BY TYPE**



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*Subject is located near Walgreens, Jack in the Box, Family Dollar, McDonald's, retail, and Houston Metro Bus Line, including MESA Transit Center.*




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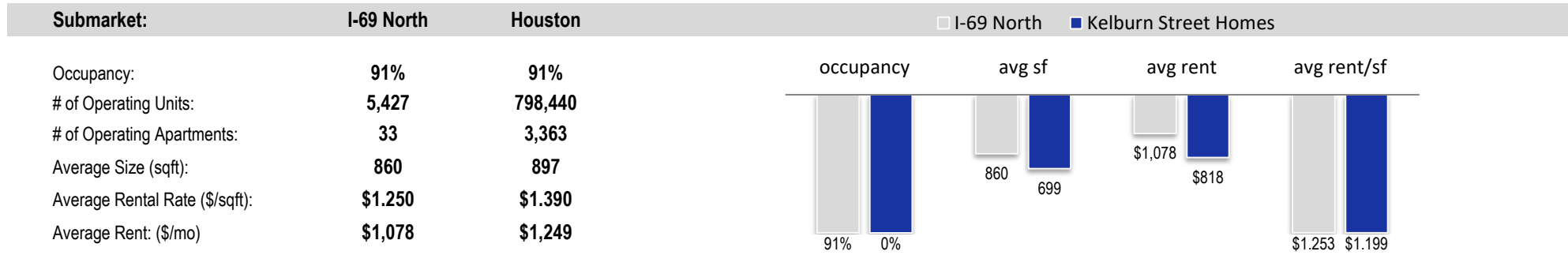


# Kelburn Street Homes 9315 & 9317 & 9319 Kelburn St Houston, TX 77016

## COMPARABLES (2026 MRI Apartment Data)

Property Name	Yr Blt	Rehabbed	Occ	#Units	Avg SF	Avg Rent	EWG	P/SF
<b>1</b> Hardy Oaks Place 915 Tidwell Rd	1967	N/A	98%	66	785	<b>\$1,044</b>	EWG	1.330
<b>2</b> Silver Glen 7601 Curry	1972	2013	99%	160	835	<b>\$1,403</b>	E	1.680
<b>3</b> Parker Square 10300 Shady Lane	1974	N/A	94%	175	841	<b>\$1,194</b>	E	1.420
<b>4</b> Village Park North 8210 Bauman	1967	N/A	99%	100	790	<b>\$1,003</b>	E	1.270
<b>5</b> Tidwell Park 9400 Bauman	1975	N/A	95%	128	747	<b>\$971</b>	EWG	1.300
<b>*Resident Pays E(Electric), W(Water), G(Gas)</b>								
<b>Totals/Averages Comps</b>	<b>1971</b>		<b>97%</b>	<b>126</b>	<b>800</b>	<b>\$1,119</b>		<b>\$1.400</b>
 <b>Kelburn Street Homes</b> 9319 Kelburn St	<b>1950</b>	<b>2018*</b>	<b>0%</b>	<b>8</b>	<b>699</b>	<b>\$818</b>	<b>EW</b>	<b>\$1.199</b>

\* has been rehabbed in stages



Hardy Oaks Place



Silver Glen



Parker Square

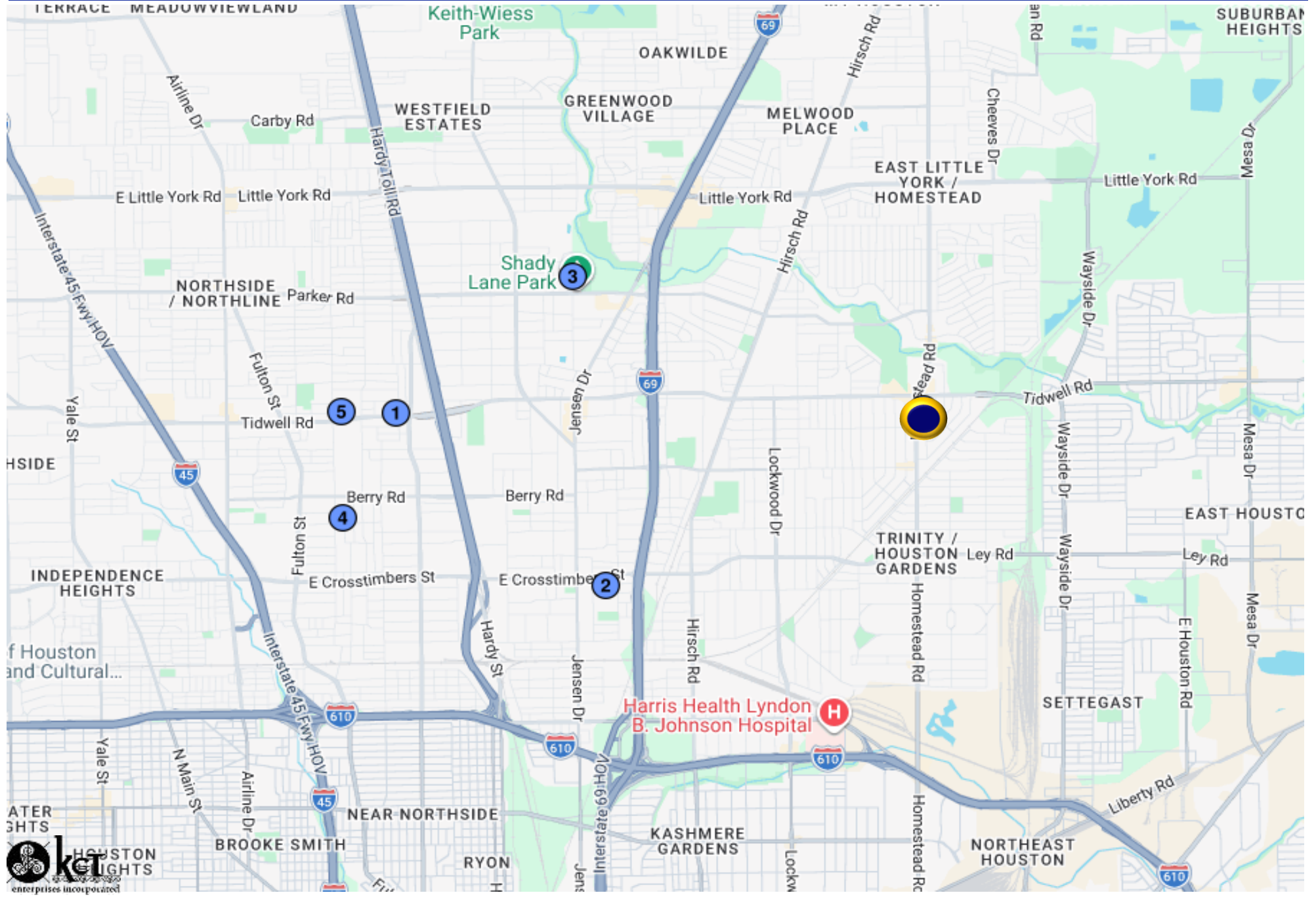


Village Park North



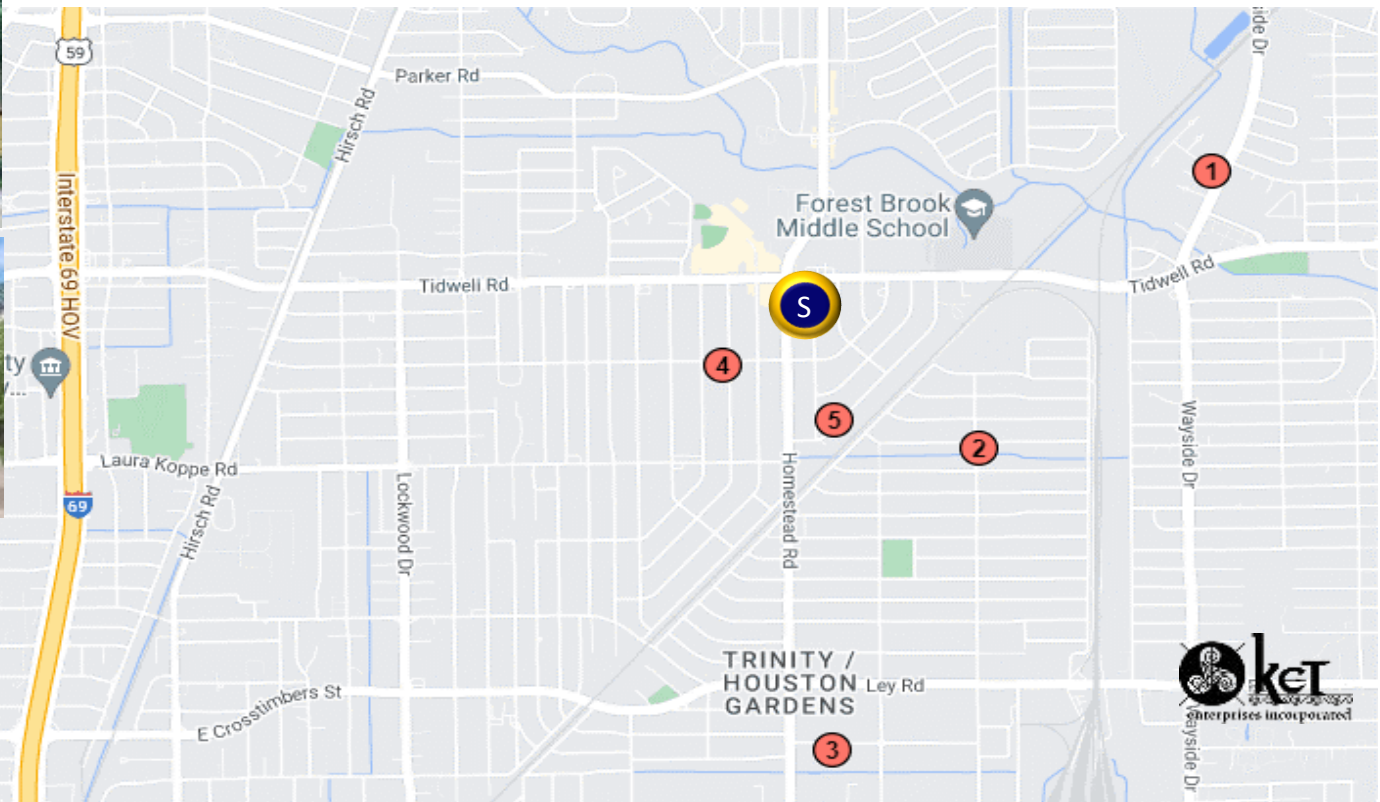
Tidwell Park

Kelburn Street Homes 9315 & 9317 & 9319 Kelburn St Houston, TX 77016



**SALES COMPARABLES**

	Address	Date Sold	Price	Sq. Ft.	Price/Unit	Price/SF	Built	Remodelled	Units
1	7886 Locksley Rd	06/03/22	\$110,000	928	\$110,000	\$118.53	1956	No	1
2	8622 Elbert St	02/09/22	\$182,500	1,872	\$91,250	\$97.49	1967	Yes	2
3	7142 Finch Street	07/15/21	\$385,000	1,760	\$128,333	\$218.75	1950	Yes	3
4	9117 Lanewood Dr	01/19/22	\$174,000	1,619	\$174,000	\$107.47	1946	No	1
5	8921 Sherbourne St	04/21/22	\$123,000	700	\$123,000	\$175.71	1955	No	1
<b>Totals/Averages Comps</b>			<b>\$194,900</b>	<b>1,376</b>	<b>\$125,317</b>	<b>\$143.59</b>	<b>1955</b>		<b>2</b>
<b>Kelburn Street Homes</b>			<b>Market</b>	<b>5,588</b>			<b>1950</b>		<b>8</b>

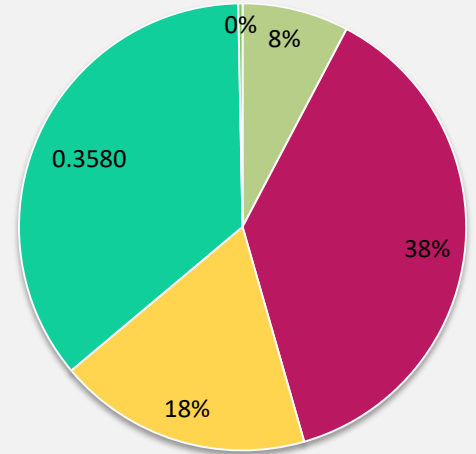


**SUMMARY PROFILE**

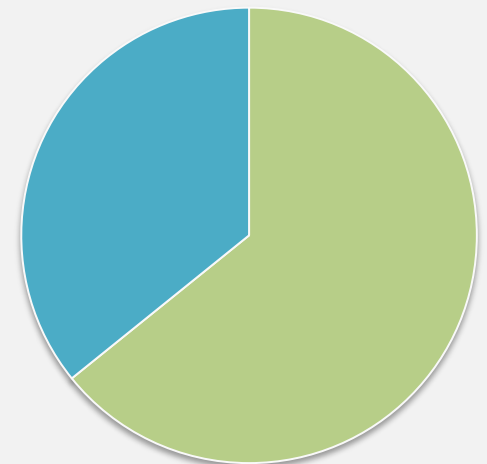
2010-2020 Census, 2025 Estimates with 2030 Projections  
 Calculated using Weighted Block Centroid from Block Groups

	1 Mile Radius	2 Mile Radius	3 Mile Radius
<b>Kelburn Street Homes 9315 &amp; 9317 &amp; 9319 Kelburn St Houston, TX 77016</b>			
<b>Population</b>			
2025 Estimated Population	11,986	45,580	90,914
2030 Projected Population	12,011	47,436	93,405
2020 Census Population	10,612	39,136	82,824
2010 Census Population	10,531	37,680	79,790
Projected Annual Growth 2025 to 2030	-	0.8%	0.5%
Historical Annual Growth 2010 to 2025	0.9%	1.4%	0.9%
2025 Median Age	35.8	34.8	33.3
<b>Households</b>			
2025 Estimated Households	4,128	15,312	29,495
2030 Projected Households	4,189	16,140	30,619
2020 Census Households	3,782	13,542	26,928
2010 Census Households	3,637	12,614	25,222
Projected Annual Growth 2025 to 2030	0.3%	1.1%	0.8%
Historical Annual Growth 2010 to 2025	0.9%	1.4%	1.1%
<b>Race and Ethnicity</b>			
2025 Estimated White	12.0%	13.7%	16.0%
2025 Estimated Black or African American	59.0%	52.8%	43.6%
2025 Estimated Asian or Pacific Islander	0.5%	0.7%	0.7%
2025 Estimated American Indian or Native Alaskan	0.9%	1.0%	1.2%
2025 Estimated Other Races	27.7%	31.8%	38.5%
2025 Estimated Hispanic	35.8%	40.7%	49.8%
<b>Income</b>			
2025 Estimated Average Household Income	\$53,933	\$61,499	\$60,361
2025 Estimated Median Household Income	\$41,660	\$43,748	\$41,560
2025 Estimated Per Capita Income	\$18,603	\$20,680	\$19,662
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	12.8%	12.4%	15.5%
2025 Estimated Some High School (Grade Level 9 to 11)	13.2%	13.5%	15.3%
2025 Estimated High School Graduate	36.4%	34.9%	33.4%
2025 Estimated Some College	21.2%	21.5%	18.9%
2025 Estimated Associates Degree Only	6.7%	6.9%	6.5%
2025 Estimated Bachelors Degree Only	7.2%	7.6%	7.5%
2025 Estimated Graduate Degree	2.6%	3.2%	2.9%
<b>Business</b>			
2025 Estimated Total Businesses	361	1,102	2,666
2025 Estimated Total Employees	2,517	6,967	19,788
2025 Estimated Employee Population per Business	7.0	6.3	7.4
2025 Estimated Residential Population per Business	33.2	41.4	34.1

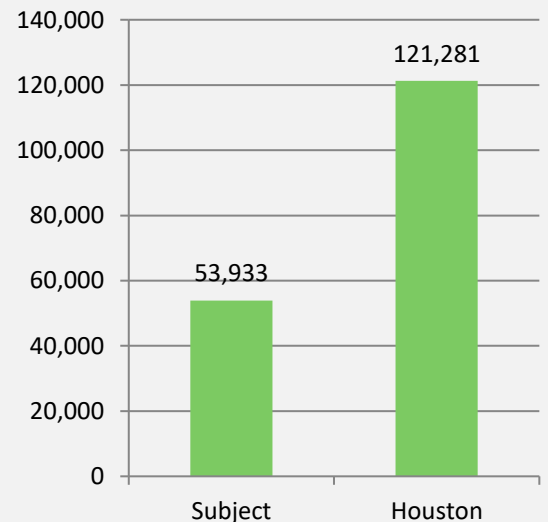
1 Mile Radius

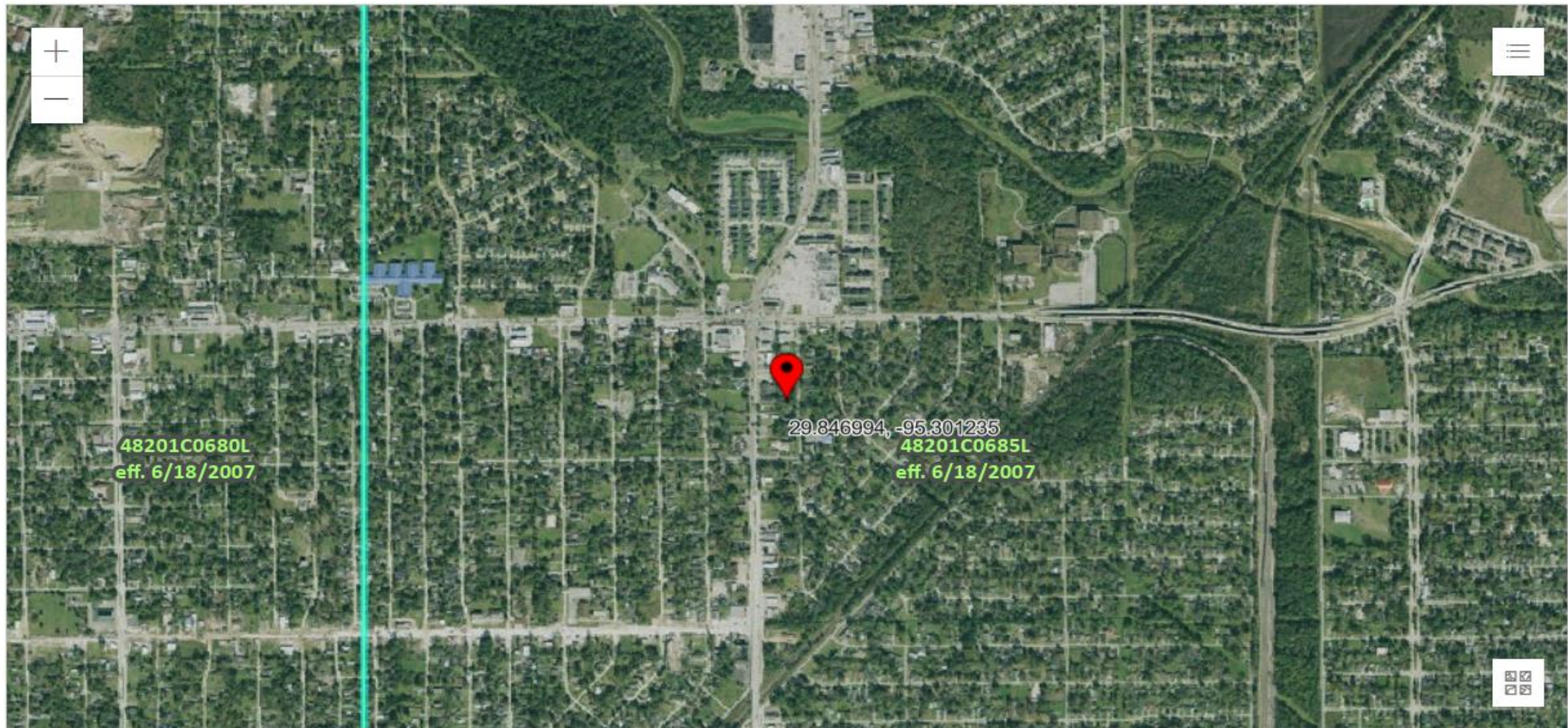


White Black Other Hispanic Asian



Non-Hispanic Hispanic





USDA, USGS The National Map: Orthoimagery. Data refreshed June, 2024.

Powered by Esri

<p><b>PIN</b></p> <ul style="list-style-type: none"> <li> Approximate location based on user input and does not represent an authoritative property location</li> </ul> <p><b>MAP PANELS</b></p> <ul style="list-style-type: none"> <li> Selected FloodMap Boundary</li> <li> Digital Data Available</li> <li> No Digital Data Available</li> <li> Unmapped</li> </ul> <p><b>OTHER AREAS</b></p> <ul style="list-style-type: none"> <li> Area of Minimal Flood Hazard Zone X</li> <li> Effective LOMRs</li> <li> Area of Undetermined Flood Hazard Zone D</li> <li> Otherwise Protected Area</li> <li> Coastal Barrier Resource System Area</li> </ul>	<p><b>SPECIAL FLOOD HAZARD AREAS</b></p> <ul style="list-style-type: none"> <li> Without Base Flood Elevation (BFE) Zone A, V, A99</li> <li> With BFE or Depth</li> <li> Regulatory Floodway Zone AE, AO, AH, VE, AR</li> </ul> <p><b>OTHER AREAS OF FLOOD HAZARD</b></p> <ul style="list-style-type: none"> <li> 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X</li> <li> Future Conditions 1% Annual Chance Flood Hazard Zone X</li> <li> Area with Reduced Flood Risk due to Levee. See Notes. Zone X</li> <li> Area with Flood Risk due to Levee Zone D</li> </ul>	<p><b>OTHER FEATURES</b></p> <ul style="list-style-type: none"> <li> Cross Sections with 1% Annual Chance Water Surface Elevation</li> <li> Coastal Transect</li> <li> Base Flood Elevation Line (BFE)</li> <li> Limit of Study</li> <li> Jurisdiction Boundary</li> <li> Coastal Transect Baseline</li> <li> Profile Baseline</li> <li> Hydrographic Feature</li> </ul> <p><b>GENERAL STRUCTURES</b></p> <ul style="list-style-type: none"> <li> Channel, Culvert, or Storm Sewer</li> <li> Levee, Dike, or Floodwall</li> </ul>
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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.*

11-03-2025



**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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

**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 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:
  - 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.

**A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:**

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



## TOM WILKINSON

Broker/Vice President

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**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY**