



## COMPARATIVE MARKET ANALYSIS

#### What is a CMA?

The comparative market analysis (CMA) is an analysis done by a real estate agent to determine the approximate, current fair price of a home. The analysis looks at comparable homes in the area that has sold. It is important to sellers when pricing a home, and important for buyers when deciding what to offer on a home.

#### What is included?

- MLS printout (if available)
- Public information available on property (property tax information, last recorded sale, tax assessed square footage, etc)
- All recent sales in the vicinity (usually in the same subdivision, within the last 6 or 12 months depending on how many sales).
- The comps in the vicinity (recent *comparable* sales that are similar to the subject property)
- All active / pending listings in the vicinity
- The competition (all comparable active / pending listings in the vicinity)
- Rental comps in the vicinity (usually not just recent comps, as not many rentals are included in the MLS in Fort Hood)

#### Where is the information from?

All information comes from the CTXMLS® and/or ACTRIS®, serving Central Texas, including the Fort Hood area, Temple/Belton, Williamson County, Austin, New Braunfels, Seguin, and Victoria.

"THIS IS A BROKER PRICE OPINION OR COMPARATIVE MARKET ANALYSIS AND SHOULD NOT BE CONSIDERED AN APPRAISAL OR OPINION OF VALUE. In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation."

1/17/2021 Matrix

#### **Tax Property 360 Property View**

#### Property Address: 815 Southside Drive, Killeen, TX 76541-7752

$\Gamma_{\alpha \nu}$	

Owner Name:	<b>Duvall James Harry Jr</b>	Owner Name 2:	Duvall Rosa Maria
Mailing Address:	4406 Forsythia Ln	Mailing Address City & State:	Pasadena Md
Mailing ZIP + 4:	21122-2268	Owner Occupied:	No
ocation Information			
School District Name:	Killeen ISD	Census Tract:	022900
Subdivision:	Highview	Neighborhood Code:	RKILKIH
Carrier Route:	C001		
Estimated Value			
Estimated Value:	\$69,200	Estimated Value Range High:	\$83,732
Estimated Value Range Low:	\$54,668	Value As Of:	01/11/2021
(2) The Confidence Score is a measu process. The confidence score range scores indicate diversity in data, low (3) The FSD denotes confidence in an statistic that measures the likely ran-	is 60 - 100. Clear and consistent quali er quality and quantity of data, and/or n AVM estimate and uses a consistent ge or dispersion an AVM estimate will f	Forecast Standard Deviation:  I of an appraisal.  I of an appraisa	nce scores while lower confidence comparable sales. ed confidence metric. The FSD is a
Tax Information			
Parcel Number:	131059		
Alt. Parcel Number:	0177250000	Parcel ID:	131059
Tax Area:	СВ	Tax Appraisal District:	СВ
% Improved:	74	Block #:	1
Lot #:	6		
Legal Description:	HIGHVIEW, BLOCK 001, L	ОТ 0006	
Assessment & Taxes			
Assessment Year:	2020	2019	2018
Market Value - Total:	\$36,463	\$34,202	\$24,809
Market Value - Land:	\$9,500	\$5,700	\$5,700
Market Value - Improved:	\$26,963	\$28,502	\$19,109
Assessed Value - Total:	\$36,463	\$34,202	\$24,809
YOY Assessed Change (\$):	\$2,261	\$9,393	, , , , , , , , , , , , , , , , , , , ,
YOY Assessed Change (%):	6.61%	37.86%	
Tax Year:	2020	2019	2018
Total Tax:	\$876.16	\$862.60	\$653.30
Change (\$):	\$14	\$2 <b>09</b>	·
Change (%):	1.57%	32.04%	
Jurisdiction	Tax Type	Tax Amount	Tax Rate
Bell County	Actual	\$144.69	.3968
Cen Texas College	Actual	\$44.41	.1218
Bell Co Road	Actual	\$10.39	.0285
Killeen ISD	Actual	\$397.26	1.0895
City Of Killeen	Actual	\$267.27	.733
Clearwater U.W.C.D.	Actual	\$1.19	.00327
Bell County Wcid# 6	Actual	\$10.94	.03
Characteristics			
State Use:	Sgl-Fam-Res-Home	Universal Land Use:	Sfr
Lots Acres:	0.143	Lot Area:	6,223
Lot Width:	57	Lot Depth:	104
		•	825
Gross Area:	825	Building Sq Ft:	
First Floor Sq Ft:	825 5-1	Garage Size:	0
Building Condition:	Fair	Total Baths:	1
Full Baths:	1.000	Water:	PUBLIC

1/17/2021 Matrix

**Public Service** Heat Type: **Furnace** Sewer Type: **GAMBREL Gravel & Rock** Roof Material: Shape of Roof: Interior Wall Material Type: **DRYWALL** Exterior: Metal **VINYL** Year Built: 1955 Floor Covering Material: Foundation: **Crawl Space** Building Type: Residential

Electric Service Type: **TYPE UNKNOWN** 

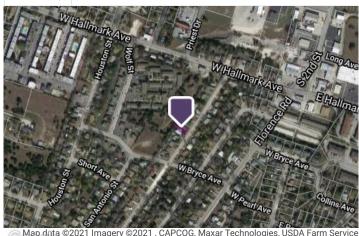
**Building Features** 

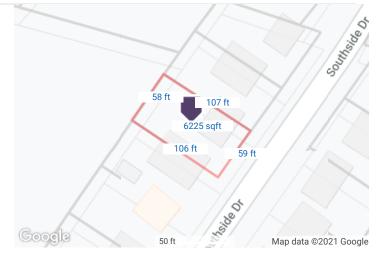
Feature Type	Unit	Size/Qty	Width	Depth	Year Built	Value
Residence	S	825			1955	\$26,178

History

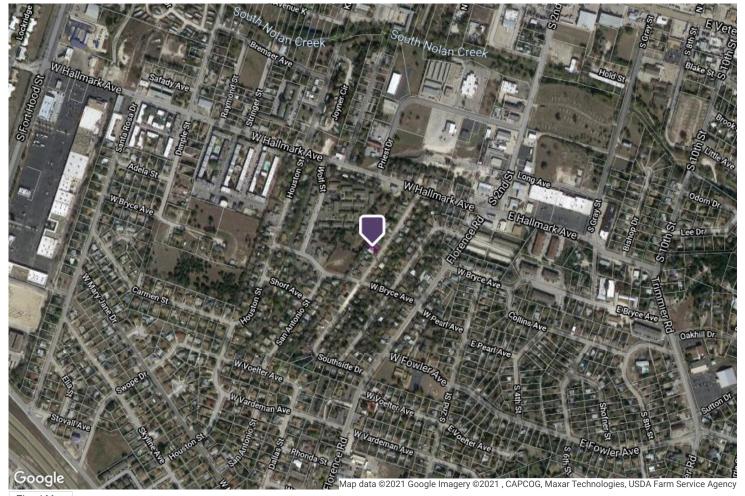
Sale History from Public Records
Rec. Date Sale Date Doc. # Document Type
08/27/14 08/22/14 31382 Deed (Reg) Buyer Name(s) Duvall James H Jr & Title Company Centraland Title Co Seller Name(s) Multi/Split Sale McNeir Lupe B Rosa M

Parcel Map





1/17/2021 Matrix



Flood Map Flood Zone Code:

Flood Zone Date:

X

09/26/2008

Flood Zone Panel:

48027C0280E

Special Flood Hazard Area (SFHA):



## HOOD HOMES BLOG

# ALL SALES

I try to include everything that sold in your vicinity, even if it is not similar to your home. That way you have a complete picture of the neighborhood activity.

				CMA					
Distance 0.3 mi 0.3 mi 0.2 mi 0.4 mi 0.1 mi 0.2 mi	Address 6202 Bridgewood 6202 Bridgewood Drive 5314 Allegany Drive 5306 Causeway Court 4511 Causeway 5012 Donegal Bay		Subdivision NAME Bridgewood Add P Bridgewood Additi Bridgeview Estate: Bridgewood Additi Bridgewood Additi Bridgewood Additi	Sq Ft Total 2,800 2,800 1,380 1,415 1,300 1,362	Beds Ap 3 3 3 3 3 3 3	2007 2007 2007 2008 2005 2006 2006	riginal List P \$138,500 \$138,500 \$104,900 \$114,000 \$107,400 \$108,500	Close Price Close Date \$155,800 04/28/2017 \$155,800 04/28/2017 \$104,900 07/28/2017 \$105,000 08/03/2017 \$107,400 06/02/2017 \$108,500 05/30/2017	228 No 85 No 70 No 227 No
•			itical one to che et of the home y		•		compara	ble" home is w	ithin 250
Beds Having more bedrooms is a plus, but genera within 1 bedroom.						lly a hon	ne is still compa	rable if	
Year Built Generally, a "comparable" home is built within 3 property's year built. For "older" homes (built before years. For really old homes (before 1960) I even seeither direction.						t before	1990), I often g	jo to 5	
Org. Lis	t\$		a price drop? w "hot" a prop			ver a	sking? Tł	nis is helpful to g	get an
Closing	\$	This is the	most important	figure -	what	did it	sell for?		
CDOM		"Cumulative Days on Market" – this is how long it was ACTIVE on the market. It does not count time under contract. For our area, under 60 days is probably good, 60-90 is "normal", and any longer shows a home that had trouble selling for some reason.							days is
Foreclosure Foreclosures sell for less – about 75-85% of the important to know and compare. If the subject might be appropriate to compare it to foreclose.					ct home	needs a lot of w	vork, it		

#### **CMA**

Status	Close Price City	Address	Subdivision NAME	Sq Ft Total RATIO	Current Pri E	Beds A	ox Yr Blt	Current Price O	riginal List FClose Date	CDOM F	orec
Sold	\$68,000 Killeen	813 Evergreen Drive	Highview	925	\$73.51	3	1955	\$68,000	\$85,000 11/30/2020	51	
Sold	\$50,000 Killeen	106 W Hallmark Avenue	Highview	1,060	\$47.17	3	1955	\$50,000	\$54,900 10/21/2020	14	
Sold	\$56,650 Killeen	808 Florence Road	South Park Add Re	963	\$58.83	2	1960	\$56,650	\$59,500 09/30/2020	19	No
Sold	\$50,000 Killeen	913 Evergreen Street	Highview 2nd	955	\$52.36	3	1955	\$50,000	\$63,500 12/14/2020	122	No
Sold	\$39,900 Killeen	813 Evergreen Drive	Highview	925	\$43.14	3	1955	\$39,900	\$65,000 09/09/2020	22	No
Sold	\$35,000 Killeen	805 Evergreen Drive	Highview	925	\$37.84	3	1955	\$35,000	\$50,000 06/29/2020	4	No
Sold	\$28,000 Killeen	812 Evergreen Drive	Highview	925	\$30.27	3	1955	\$28,000	\$50,000 06/26/2020	14	No
Sold	\$50,250 Killeen	901 Southside Drive	Highview 2nd	841	\$59.75	3	1955	\$50,250	\$40,000 06/12/2020	14	No
Sold	\$40,000 Killeen	807 Evergreen Drive	Highview	925	\$43.24	2	1955	\$40,000	\$40,000 03/09/2020	17	No
Sold	\$79,900 Killeen	110 W Hallmark Avenue	Highview	1,369	\$58.36	2	1955	\$79,900	\$79,900 02/06/2020	76	No
Withdrawn	Killeen	602 Carmen Street	Skyline Terrace 4t	2,008	\$64.69	4	1975	\$129,900	\$129,900	5	No
Withdrawn	Killeen	813 Florence Road	Highview	861	\$75.49	3	1955	\$65,000	\$65,000	110	No

### HOOD HOMES BLOG

## COMPETITION

On the next page are all the active and under contract homes in your home's vicinity.

I've noted which ones are similar, as well as pictures of these homes that you can compare to your own. These are your competition! Generally you want to be priced near or below these homes.

#### About Pricing Your Home

Sold homes tell us about where your home should be.

Active listings tell us where your neighbors wish their home values were, and may or may not be close to what they actually sell for.



#### **CMA**

Status	Close Price City	Address	Subdivision NAME	Sq Ft Total RATIO	Current Pri E	Beds A	ox Yr Blt	Current Price Or	riginal List FClose Date	CDOM Forec
Active	Killeen	822 Southside Drive	Highview	1,017	\$78.56	2	1955	\$79,900	\$74,900	52
Active	Killeen	904 Houston Street		1,270	\$74.72	3	1963	\$94,900	\$94,900	94
Pending Take Back	Killeen	812 Evergreen Drive	Highview	925	\$95.14	3	1955	\$88,000	\$88,000	29
Pending w/Option	Killeen	912 Evergreen Drive	Highview 2nd	841	\$96.61	3	1955	\$81,250	\$84,250	23
Under Contract	Killeen	815 Houston Street	Highview 3rd	1,368	\$80.41	4	1962	\$110,000	\$110,000	6

#### **Client Full**

MLS#: 424604 (Active) List Price: \$79,900 822 Southside Drive Killeen, TX 76541

#### \$ Reduced



**Residential Single Family** 

List Price: \$79,900 First Right Refusal Option: Price/SQFT: \$78.56 MLS#: 424604 Subdivision: Highview

Elem. School: Killeen ISD School District:

Inside

None

High School: Middle School:

Style: Ranch

#Stories: One County: Bell Bedrooms: Waterfront: Nο 2 0.140 Full Baths: 1 Apx Acreage:

Half Baths: Lot Dimensions:

Apx SqFt: 1,017 Year Built: 1955 Appraisal District Source SqFt: **Appraisal District** Year Built Src:

Construction Status: Complete Construction

Laundry:

Fireplace:

Guest House:

Gar/Car:

Legal Description: HIGHVIEW, BLOCK 002, LOT 0002

Property ID: 39295 0177290000 Geo ID:

Res Flooded: Manufactured Allowed: In City Limits: FT1: **HOA Mandatory:** HOA Nm: HOA Amt: HOA:

Builder Name: Total Tax Rate:

<u>Level</u> **M** Room <u>Level</u> **Dimensions** Room **Dimensions** 

Master Bedroom м **Bedroom** 

Interior Feat: Ceiling Fans , Smoke Detector

Kitchen Feat: Breakfast Area, Range

Construction/Ext: **Metal Structure** 

Roof/Attic:

Foundation: Slab Central

Heat:

Flooring: Carpet, Laminate Exterior Ft: **Gutters-Full, Storage Building** Central A/C:

Water/Sewer: **Chain Link** City Water, Public Sewer Fencing:

Water Heater: Other Utilities: **Available** 

Water Features/View: None Topo/Land Desc: 0-.25 Acres Neighborhood Amenities: None

Garage/Carport:

Access/Road Surface: Curbs, Private Road, Sidewalks

Mineral Rights:

Public Remarks:

This charming 2 bedroom home is in Highview neighborhood of Killeen! This lovely home sits on 0.140 acre lot with a fenced yard, generous living space and stylish finishes, you'll enjoy a perfect setting for relaxing and entertaining. Other features include, new laminate flooring through out, and a carport!

Head northeast on Florence Rd toward W Pearl St 463 ft Turn left onto W Bryce Ave 0.1 mi Turn right onto Directions:

Southside Dr Destination will be on the right

Prepared By: Brian Adams Date Printed: 01/17/2021



Residential Single Family

List Price: \$94,900 First Right Refusal Option:

Price/SQFT: \$74.72 MLS#: 423748 Subdivision:

Skipcha Elem. School: Elementary School District: Killeen ISD

School

**Harker Heights** High School: Middle School: **Union Grove Middle School** 

**High School** Traditional Style:

County: #Stories: Bell One Bedrooms: 3 Waterfront: No Full Baths: 1 Apx Acreage: 0.184

Half Baths: 0 Lot Dimensions:

1,270 Year Built: Apx SqFt: 1963 Appraisal Source SqFt: **Appraisal District** Year Built Src: **District** 

Construction Status: Complete Construction

# Liv Areas: # Din Areas: 1 Gar/Car:

Legal Description: HIGHVIEW 3RD

Property ID: 12672 Geo ID: 0178660000

Manufactured Allowed: Res Flooded: In City Limits: ETJ: **HOA Mandatory:** HOA Nm: **HOA Amt:** HOA:

Builder Name: Total Tax Rate:

Interior Feat: Shower/Tub Combo, Smoke Detector

Kitchen Feat: Breakfast Area, Gas, Range, Solid Counter Tops

Siding-Vinyl Construction/Ext:

Roof/Attic:

Laundry: **Laundry Room** Foundation: Pillar/Post/Pier Fireplace: None Heat: 1 Unit, Central, Electric Flooring: Tile, Vinyl

**Other-See Remarks** A/C: 1 Unit, Central, Electric Exterior Ft: Water/Sewer: City Water Fencina: Privacy, Wood

Water Heater: Guest House:

Other Utilities: Available, Cable TV, City Electric, City Garbage, High Speed Internet

Water Features/View: None Topo/Land Desc: **Mature Trees** Neighborhood Amenities: None

Garage/Carport:

Access/Road Surface: City Street, Curbs, Paved

Mineral Rights: No

#### Public Remarks:

Amazing single-family home in a wonderful neighborhood just minutes from shopping and restaurants. Upon entry you are welcomed to a spacious living room with recessed lighting and beautiful laminate flooring that flows into the kitchen. Stunning kitchen is designed for convenience and is equipped with stainless steel appliances and ample white cabinets that will go with all your decorations. Spacious backyard is the perfect place for all your outdoor activities. Do not miss out on this great home, so schedule your private tour today!

Directions: Head northeast on E Stan Schlueter Loop toward Greenlee Dr Turn left onto E Central Texas Expy Pass by TGI

Fridays (on the right in 0.8 mi) 1.0 mi Use the left lane to take the ramp onto I-14/US-190 W 2.2 mi Take the exit toward TX-195/Ft Hood St Merge onto W Central Texas Expy Turn right onto Stovall Ave/Swope Dr Turn

left onto Houston St Destination will be on the right

Prepared By: Brian Adams Date Printed: 01/17/2021



Residential Single Family

List Price: \$88,000 First Right Refusal Option: N/A

Price/SQFT: \$95.14

MLS#: 428641 Subdivision: Highview Elem. School: School District: Killeen ISD Middle School: High School:

Carport

**Covered Porch** 

None **Ceramic Tile** 

Wood

A-Frame Style:

#Stories: One County: Bell Bedrooms: 3 Waterfront: No Full Baths: 1 Apx Acreage: 0.121 Half Baths: 0 Lot Dimensions:

Apx SqFt: 925 Year Built: 1955 Appraisal **Appraisal District** Source SqFt: Year Built Src: District

ETJ:

HOA Amt:

Construction Status: Complete Construction

Laundry:

Flooring:

Fencing:

Fireplace:

Exterior Ft:

Guest House:

Gar/Car:

Legal Description: HIGHVIEW, BLOCK 003, LOT 0005

Property ID: 26745

Geo ID: 0177620000 Manufactured Allowed: In City Limits: HOA Nm: **HOA Mandatory:** 

Builder Name: Total Tax Rate:

Res Flooded:

HOA:

Room Level **Dimensions** 

Interior Feat: All Bedrooms Down

Kitchen Feat: Breakfast Area, Eat in Kitchen, Electric, Open To Dining, Open to Family Room, Built-In Microwave

Construction/Ext: **Other-See Remarks** 

Roof/Attic:

Bedroom

Foundation: Slab Heat: 1 Unit A/C: 1 Unit

Water/Sewer: City at Street

Water Heater:

Other Utilities: **Electricity Available** 

Water Features/View: None Topo/Land Desc: Flag Lot Neighborhood Amenities: None

Garage/Carport:

Access/Road Surface: City Street

Mineral Rights:

Public Remarks:

Recently remodeled 3 bed room 1 bath home. Come sit on your front porch and enjoy a cup of coffee. Seller is still finishing fence at left side by carport to enclose back yard. Schedule your private showing today.

Directions: Right on 2nd, right on Evergreen

Prepared By: Brian Adams Date Printed: 01/17/2021



**Residential Single Family** 

List Price: \$110,000 First Right Refusal Option: N/A Price/SQFT: \$80.41

MLS#: 427648 Subdivision: Highview 3rd Elem. School: School District: Killeen ISD Middle School:

High School: Style: Ranch

#Stories: One County: Bell Bedrooms: Waterfront: No 0.160 Full Baths: 2 Apx Acreage: Half Baths: 0 Lot Dimensions:

Apx SqFt: 1,368 Year Built: 1962 Appraisal **Appraisal District** Source SqFt: Year Built Src: District

In Garage

**Chain Link** 

None Laminate

None

ETJ:

HOA Amt:

Construction Status: Complete Construction

Laundry:

Fireplace:

Exterior Ft:

Guest House:

Flooring:

Fencing:

Gar/Car:

Legal Description: HIGHVIEW 3RD, BLOCK 011, LOT 0002

Property ID: 71414

Geo ID: 0178960000 Res Flooded: Manufactured Allowed: In City Limits: HOA Nm: HOA: **HOA Mandatory:** 

Builder Name: Total Tax Rate:

Room Level **Dimensions** 

Bedroom

Interior Feat: **Ceiling Fans** Kitchen Feat: Eat in Kitchen Construction/Ext: Siding-Vinyl

Roof/Attic:

Pillar/Post/Pier Foundation: Heat: 1 Unit A/C: 1 Unit Water/Sewer: City Water

Water Heater:

Other Utilities: None Water Features/View: None Topo/Land Desc: 0-.25 Acres Neighborhood Amenities: None

Garage/Carport:

Access/Road Surface: City Street

Mineral Rights:

#### Public Remarks:

Opportunity for rental income! Super cute and ready for immediate move in- New interior/exterior paint, new fixtures, flooring, and stainless appliances. Front house is a 3/1, back apartment is a 1/1 with tenant through April 2021, rent is \$395 per month. Back unit showings will need to be scheduled week of 12/7-12/11, front is available to view now. Owner is licensed real estate agent in the state of Texas

Exit 283 toward SH-195, Fort Hood St. Rt onto Swope Dr, Rt onto W Voelter Ave, Lt onto Houston, house is on Directions:

vour left.

Prepared By: Brian Adams Date Printed: 01/17/2021

825	Southside	Drive						Adjustment C	alculator				
				SUBJECT	Г	Comp 1	Adjustment	Comp 2	Adjustment	Comp 3	Adjustment	Comp 4	Adjustment
Ac	djustment Tal	ole		Address		815 Houston	Street	904 Houst	on Street	822 South	side Drive	812 Eve	ergreen
Feature	Adjustment		Metric	Closing Date		1/12/	2021	1/12/	2021	1/12/	2021	1/12/	2021
SQFT	45%	\$38	\$/sqft	Price		\$110,000	\$80	\$94,900	\$75	\$84,900	\$83	\$88,000	\$95
Basement SQFT	20%	\$17	\$/sqft	SQFT	1175	1368	-\$7,247	1270	-\$3,567	1017	\$5,932	925	\$9,387
Acres	20%	\$18,890	\$/acre	Basement SQFT	0	0	\$0	0	\$0	0	\$0	0	\$(
Bedrooms	0.5%	\$472	\$	Acres	0.126	0.16	-\$642	0.184	-\$1,096	0.14	-\$264	0.121	\$94
Bathrooms	1%	\$945	\$	Bedrooms	3	4	-\$472	3	\$0	2	\$472	3	\$(
Garage	5%	\$4,723	\$	Bathrooms	1	2	-\$945	1	\$0	1	\$0	1	\$(
Year Built	0.3%	\$236	/yr	Garage	0	1	-\$4,723	1	-\$4,723	0	\$0	0	\$(
Pool	6%	\$5,667	\$	Year Built	1955	1962	-\$1,653	1963	-\$1,889	1955	\$0	1955	\$(
Flooring				Pool	0	0	\$0	0	\$0	0	\$0	0	\$(
Tile	3%	\$2,361	\$	Flooring	LVP	LVP	\$0	Carpet	\$1,889	LVP	\$0	Tile	-\$472
LVP	2%	\$1,889	\$	Kitchen	Basic	Upgraded	-\$1,417	Basic	\$0	Basic	\$0	Basic	\$0
Carpet	\$0	\$0	baseline	Bathrooms	Basic	Upgraded	-\$1,417	Basic	\$0	Basic	\$0	Basic	\$0
Kitchen				Porch	0	0	\$0	0	\$0		\$0	1	-\$472
Basic	\$0	\$0	baseline	View	0	0	\$0	0	\$0	0	\$0	0	\$(
Upgraded	1.5%	\$1,417	\$	Busy Road	0	0	\$0	0	\$0		\$0	0	\$(
Bathrooms				<u>Appreciation</u>	10.8%		\$3,092		\$2,668		\$2,387		\$2,474
Basic	\$0	\$0	baseline	Additional 1						3 bd bonus	\$7,000		
Upgraded	1.5%	\$1,417	\$	Additional 2									
Porch	0.5%	\$472	\$	Additional 3									
View	5%	\$4,723	\$	Weight		2		2		2		2	
Busy Road	-2%	-\$1,889	\$			ADJUSTED	\$94,578	ADJUSTED	\$88,183	ADJUSTED	\$100,427	ADJUSTED	\$99,010
	Edit / Fill-in			Average (AVG)	\$95,549								
	Calculation Fiel	d		Weighted AVG	\$95,549								
				Median	\$96,794								



#### **SELLER'S ESTIMATED NET PROCEEDS**

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The figures below are estima	ites. Actual costs and	proceeds will vary. Estimates are not guaranteed.
Seller:	To	ony Romo
Address:		or, Killeen, TX 76541-7752
Anticipated Closing Date: April 14	l, 2021	
Estimated Annual Property Taxes	: \$ 876.16	
Estimated Annual Maintenance Fe	ees: \$	
_	X Conventional VA	
	= =	vner Cash
Estimated Costs		Estimated Proceeds to Seller:
Attorney's Fees / Doc. Prep.	125.00	Sales Price96,000.00
Brokers' Fees <u>6.000</u> %	5,760.00	Less Estimated Costs (12,057.00 )
Condo. Transfer Fee		Less Estimated Loan Payoff ()
Courier & Express Mail Fees	50.00	
	275.00	
Prorations*:	247.00	Estimated Net Proceeds: 83.943.00
Taxes Prorated for 103 days Interest (Assumptions)**	247.00	Estimated Net Proceeds: 83,943.00
Maintenance Fees		
Assessments		
Rents		After Closing Refunds
Recording Fees	25.00	Times erooming recommend
Repairs Required by Buyer	1,200.00	Estimated Unused Insurance
Repairs Required by Lender		Estimated Escrow Balance
Residential Service Contract		
Seller Allowances or FHA/VA		
Nonallowables (Para. 12)	•	
Survey Fee Tax Certificate Fee	550.00	Total Estimated Refunds:
Tax Certificate Fee  Title Policy - Owner's	20.00	
Wiring Fees	805.00	
Total Estimated Costs	\$12,057.00	
Note: Seller may be required to pay the service providers before of	closing.	narod by:
* Prorations are calculated thro	•	pared by:
** Interest is prorated only in as	-	DITALL AMAILIS
•	·	
(TXR-1935) 02-01-18	Seller's Initials to acknowledg	ge receipt:, Page 1 of 1

Fax:



#### **Information About Brokerage Services**

Texas law requires all real estate licensees 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 coincidental 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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Primary Assumed Business Name			
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Designated Broker of Firm	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
<u></u>	Buyer/Tenant/Seller/Landlord Initials	Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov