



EPPERSON REALTY GROUP LLC

TREC # 9001764

“ Providing Top Level Agency Representation & Fiduciary Duties to our Clients”



**Information About Brokerage Services
How an Epperson Realty Group Agent can work for you!**

WHO REPRESENTS YOU AS A BUYER?

An agent can show you properties, present offers and be present for a closing. **HOWEVER**, if you don't have a Buyer's Agency Agreement with that broker, that broker could be a **SUBAGENT** of the seller and have a fiduciary Responsibility to work on the **SELLER'S** behalf protecting the **SELLER'S BEST** interest and not **YOUR'S**.

A **BUYER'S AGENT** represents the buyer exclusively and has the buyer's best interest in mind. A buyer's agent takes you step-by-step through the process of procuring financing, searching for a home, evaluating, advising details, negotiating the price, to walking you through the closing process.

In brief, in Texas, all agents work for the seller until a buyer enters into a buyer's rep agreement with them, at which time that fiduciary responsibility transfers to the buyer, not the seller.

It is always best to get it in writing and have a buyer's representation agreement in place so you know how you Are represented in a real estate transaction.

Ask your Epperson Realty Group agent for the Buyers Representation Agreement.

Our Pledge of Performance & Service

Epperson Realty Group	Duties to our Clients	Duties to the Public
Honesty	X	X
Fairness	X	X
Accountability	X	
Reasonable Care	X	X
Comparative Market Analysis	X	
Neighborhood Profile	X	
School Reports	X	
FULL Confidentiality	X	
Property Disclosure	X	X
Objective Evaluation	X	
Negotiate Price and Terms	X	
Support Recommendations		
Financing, Inspections, Repairs	X	
We Work for YOUR Best Interes	X	

Some of Our Company Services

Real Estate Buying Services
Real Estate Selling Services
VIP Realty Services
New Construction Representation
New Home Seller /Builder Representation
Luxury Custom Homes Sales
Commercial Sales and Leases
Land Development Representation
Land Sales
Home Staging Services
Leasing and Property Management
Notary Services
Certified Common Interest Development Specialists
Certified Condominium Specialists
Advanced Training in Negotiations

Betty Epperson Broker/Owner TREC # 474240
ABR, ALHS, ASR, BPOR, CLCS, CRB, CRS, GRI, MCNE, RENE
Platinum Top 50 Finalist
Master Certified Negotiation Expert
Certified Luxury Condominium Specialist
Accredited Luxury Home Specialist

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REAL ESTATE
Negotiation Training



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>Epperson Realty Group LLC</u> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<u>9001764</u> License No.	<u>BettyEpperson@EppersonRealtyG roup.com</u> Email	<u>(512) 630-7290</u> Phone
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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

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