

**LIMITED SERVICE  
AGENCY DISCLOSURE**

Property Address: \_\_\_\_\_

A real estate transaction can be very complex and may require professional advice and assistance from either a licensed real estate broker or an attorney (or both) if you are not familiar with or do not understand the contract forms and addendums necessary to execute a sale.

If there is a buyer's agent or buyer's representative involved in the transaction, THAT AGENT DOES NOT REPRESENT YOU OR YOUR BEST INTEREST. Do not ask the buyer's agent for help or advice during the transaction.

- The other broker will represent the other party in the transaction and will not represent you.
- The other broker may advise his or her client of relevant information related to the negotiations including but not limited to relevant market data, contractual duties, and negotiating strategies.
- The other broker may inform his or her client of any information the other broker received from you.
- You may be placed at a disadvantage if the other party retains the assistance of a broker or an attorney (or both) during negotiations and you do not.
- You should direct any questions about any offer, counter-offer, or any contractual obligations to your broker and not the other broker.
- If you need assistance in preparing or responding to any offer, counter-offer, or notice or if you need assistance at any time through closing you should seek such assistance from your broker or your attorney (or both) and NOT the other broker.
- You should not rely on the other broker to coordinate the transaction, including but not limited to arranging for the completion of your obligations in the transaction and your performance under contract.
- The amount you pay your broker is negotiable between you and your broker. The amount you pay your broker may depend on the type and amount of services your broker provides.

\_\_\_\_\_, \_\_\_\_\_ **sellers' initials**

If you feel that you do need assistance or advice beyond the minimal service which your List Smart Texas agent is obligated to furnish pursuant to Texas law, you may contract with your List Smart Texas agent for the additional price of 1% of the Sales Price paid at closing and funding or you may contact the attorney of your choice.

The 1% fee charged by List Smart Texas includes, but is not limited to the following services or acts:

- Providing necessary documents and preparing those documents with a buyer found by the seller.
- Assist the seller and providing necessary documentation to make a counter offer.
- Confirm receipt of any funds and contract with the Title Company.
- Assistance in scheduling inspections and re-inspections as provided under the time frame called for in the contract.
- Negotiate any repairs requested by buyer during the inspection period.
- Assist seller with buyer's loan pre-qualification.
- Follow up with buyer's lender regarding financing commitments.
- Work with the Title Company preparatory to closing within the time called for by the contract.
- Far surpassing the minimum level of service required by Texas law of licensed real estate brokers.

This is not on a per-contract or per-offer basis; this fee is only payable at the successful closing and funding of the sale. Please note that many properties receive multiple offers and/or have contracts fall through.

***Please check one of the following boxes:***

- I agree to have List Smart Texas, Inc. assist and advise me during my contract period for a fee of 1% of the Sales Price.
- I do NOT desire to have List Smart Texas, Inc. assist and advise me during my contract period for a fee of 1% of the Sales Price.

**List Smart Texas, Inc. ("Broker")**

\_\_\_\_\_  
*Seller* Date

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_, 200\_\_

\_\_\_\_\_  
*Seller* Date