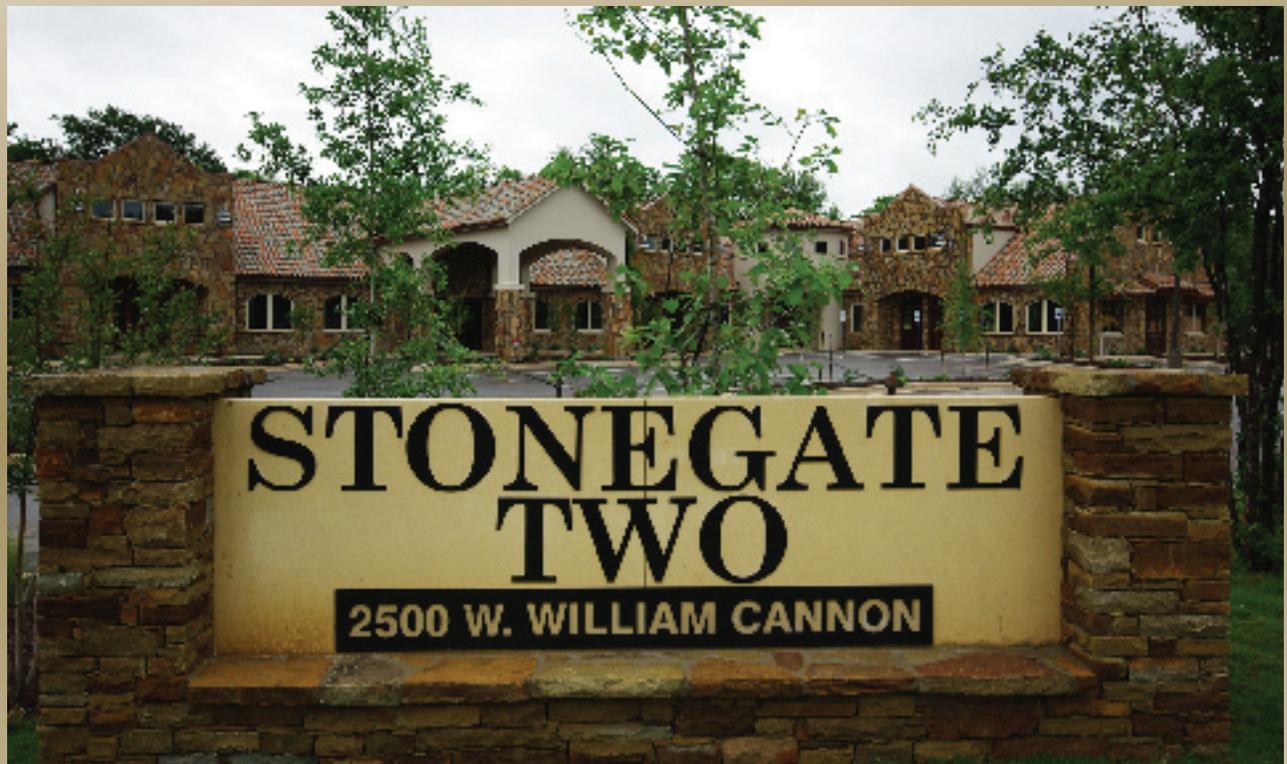




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This information package has been prepared to provide summary information to prospective purchasers and to establish a preliminary level of interest in the property described herein. It does not, however, purport to present all material information regarding the subject property, and it is not a substitute for a thorough due diligence investigation. In particular, Quest Realty Texas, INC and Seller have not made any investigation of the actual property, the tenants, the operating history, financial reports, leases, square footage, age or any other aspect of the property, including but not limited to any potential environmental problems that may exist and make no warranty or representation what so ever concerning these issues. The information contained in this information package has been obtained from sources w e believe to be reliable; however, Quest Realty Texas, INC and Seller have not conducted any investigation regarding these matters and make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Any proformas, projections, opinions, assumptions or estimates used are for example only and do not necessarily represent the current or future performance of the property.

Quest Realty and Seller strongly recommend that prospective purchasers conduct an in-depth investigation of every physical and financial aspect of the property to determine if the property meets their needs and expectations. We also recommend that prospective purchasers consult with their tax, financial and legal advisors o n any matter that may affect their decision to purchase the property and the subsequent consequences of ownership.

All parties are advised that in any property the presence of certain kinds of molds, funguses, or other organisms may adversely affect the property and the health of some individuals. Quest Realty Texas, INC recommends, if prospective buyers have questions or concerns regarding this issue, that prospective buyers conduct further inspections by a qualified professional.

The Seller retains the right to withdraw, modify or cancel this offer to sell at any time and without any notice or obligation. Any sale is subject to the sole and unrestricted approval of Seller, and Seller shall be under no obligation to any party until such time as Seller and any other necessary parties have executed a contract of sale containing terms and conditions acceptable to Seller and such obligations of Seller shall only be those in such contract of sale.

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# STONEGATE TWO

## BROCHURE OUTLINE

DISCLAIMER & PROPERTY INFORMATION

PROPERTY INFORMATION

LOCATION MAP

AERIAL PHOTO

SITE PLAN

BUILDINGS 1-8

ARTIST RENDERING

1 3 5 DEMOGRAPHICS

BROKER INFORMATION

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# STONEGATE TWO

## PROPERTY INFORMATION:

**Address-** 2500 W. William Cannon Dr. Austin, Texas 78745

**Space available-** Buildings 1-8  
800 sqft – 11,148 sqft  
Grand Total: 74,565 sqft

**Overview:** StoneGate Two consists of eight architecturally unique one story office buildings ranging in size from 5,325 to 11,148 square feet, totaling approximately 74,565 square feet. Each building is designed to allow buyers the flexibility of purchasing offices ranging from 800 to 11,148 square feet.

**Location:** StoneGate Two is located at 2500 W. William Cannon Drive just a few hundred feet east of West Gate Boulevard on the north side of West William Cannon Drive in Austin, Texas. William Cannon Drive is a four lane paved connector street with turn lanes. Access to the development is through a shared curb cut off William Cannon.

**Building Information:** Ideally located for medical, dental or professional office users with its close proximity to the Austin Surgical Hospital, South Austin Hospital, Seton Southwest and many major south Austin employers. The Architectural design of the buildings is reminiscent of Tuscan-influenced architecture with masonry exterior and a natural clay tiled roof.

**Finish-out:** There are no costly building common areas to deal with at StoneGate. This provides each suite with its own private entrance/exit. The office suites are provided as unfinished “shell space” to allow each user to individually specify the appropriate level of finish-out for his or her use. Each unfinished office space is designed with a clear-span interior, which allows for an interior space plan with maximum flexibility. The first floor foundation is designed with “leave-out” areas to allow for any desired plumbing requirements.

**Utilities:** City of Austin electricity, water and wastewater.

**Parking:** 1:200 parking for all medical and dental space occupants

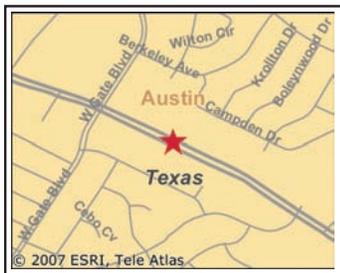
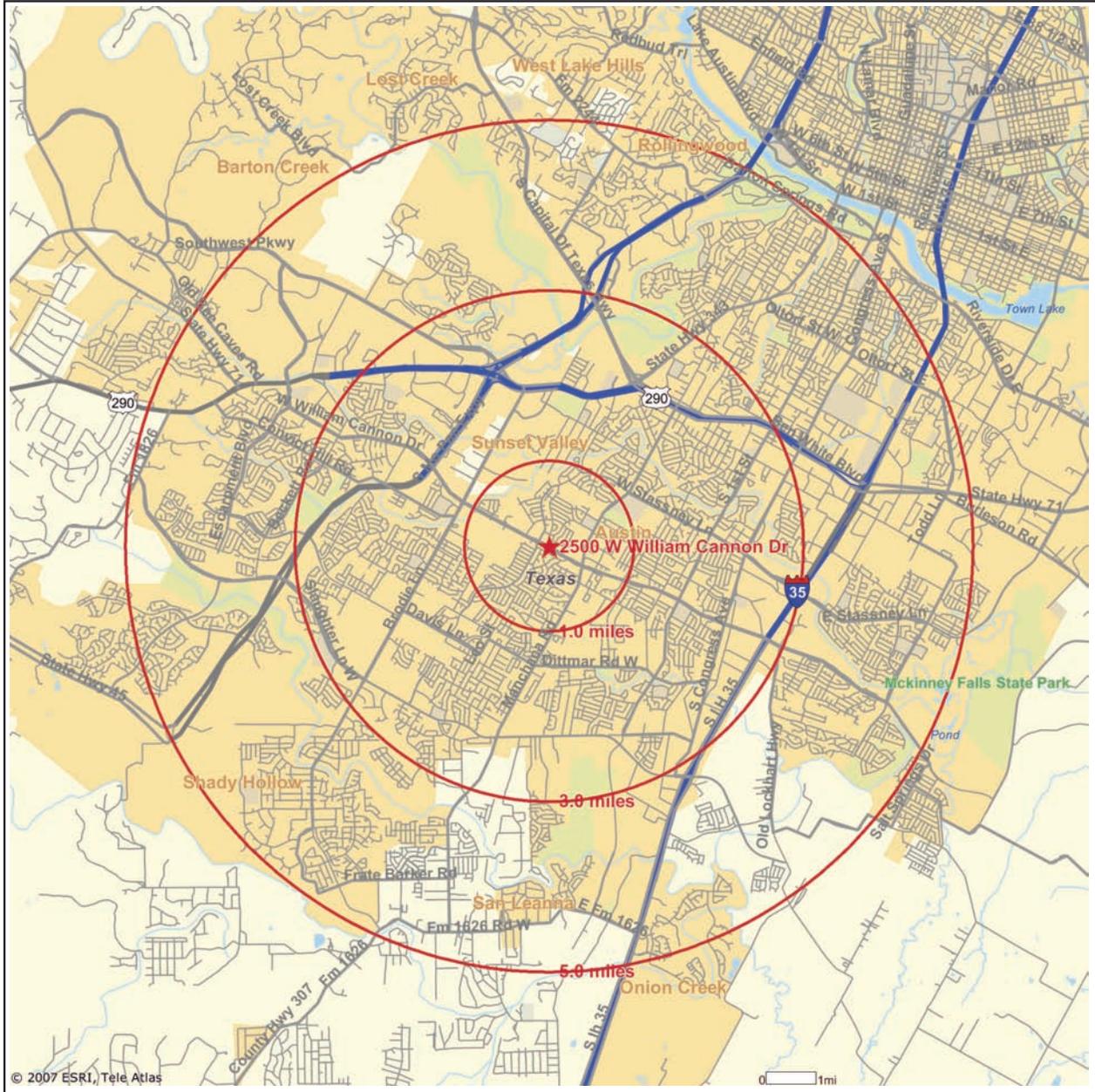
**Zoning:** “LO-CO”

# Site Map

2500 W William Cannon Dr  
Austin, TX 78744

February 1, 2007

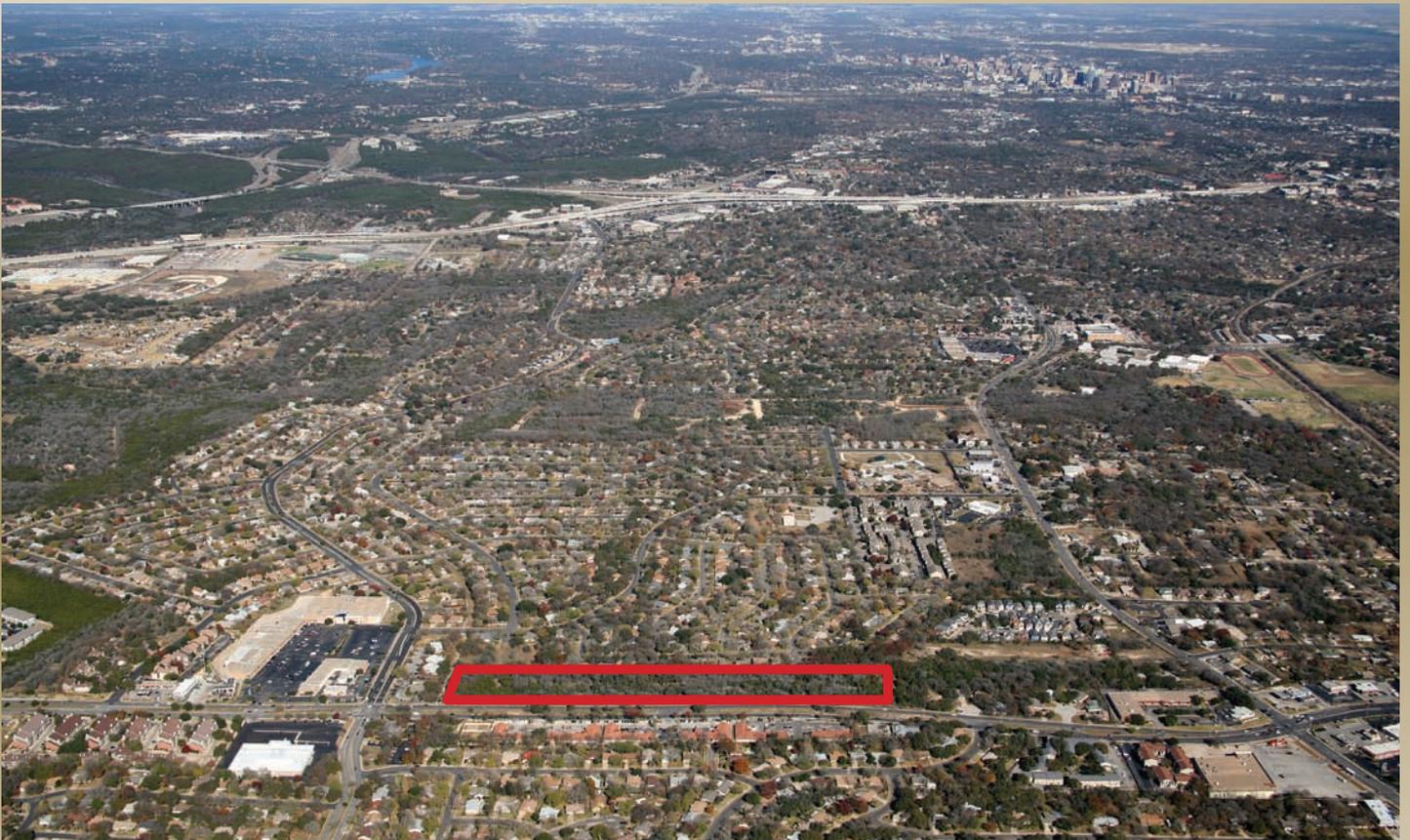
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Longitude: -97.813363



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# STONEGATE TWO

## AERIAL

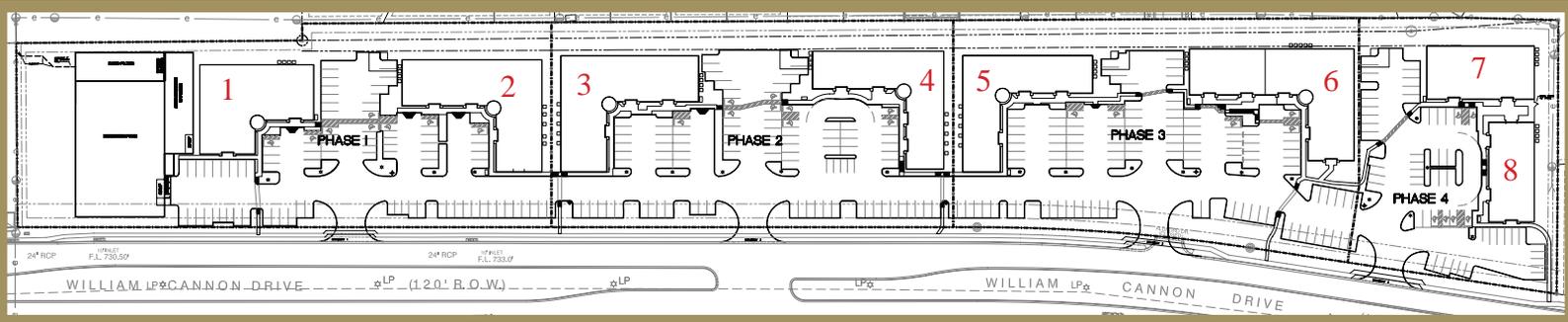


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# STONEGATE TWO

## SITE PLAN



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# STONEGATE TWO

## BUILDING 1



Building Areas \*\$10/FT Discount For All Non-Medical

Suite 101	2185 SF	\$180 per SF
Suite 102	3579 SF	\$155 per SF
Suite 103	3122 SF	\$175 per SF

Grand Total 8886 SF

## Stonegate Two Office Condos Building I

Construction Documents  
2500 W. William Cannon Drive  
Austin, Texas 78745

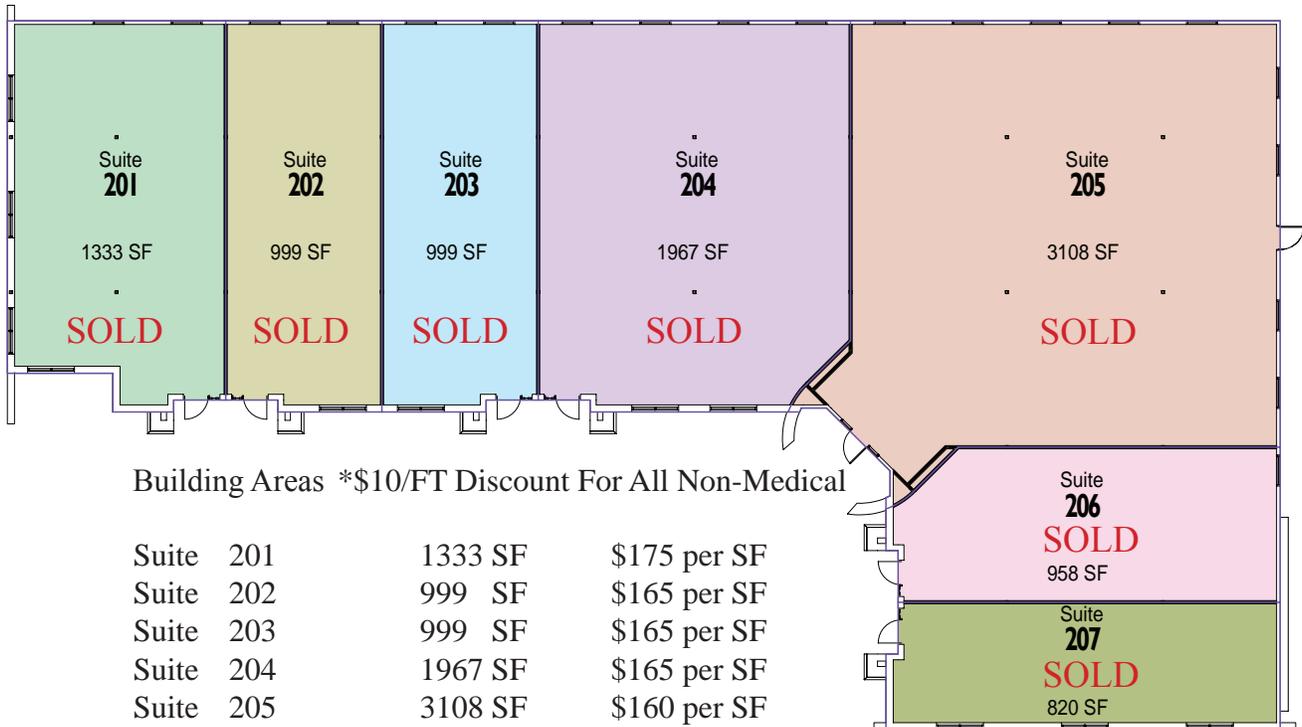
6 Nov 2008  
NOT TO SCALE  
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# STONEGATE TWO

## BUILDING 2



Building Areas \*\$10/FT Discount For All Non-Medical

Suite 201	1333 SF	\$175 per SF
Suite 202	999 SF	\$165 per SF
Suite 203	999 SF	\$165 per SF
Suite 204	1967 SF	\$165 per SF
Suite 205	3108 SF	\$160 per SF
Sold as One Unit { Suite 206	958 SF	\$180 per SF
1778 SF { Suite 207	820 SF	\$180 per SF

Grand Total 10184 SF

## Arbors North at Stonegate Building 2

W. William Cannon Drive  
Austin, Texas 78745

25 OCTOBER 2006  
NOT TO SCALE  
A0660007

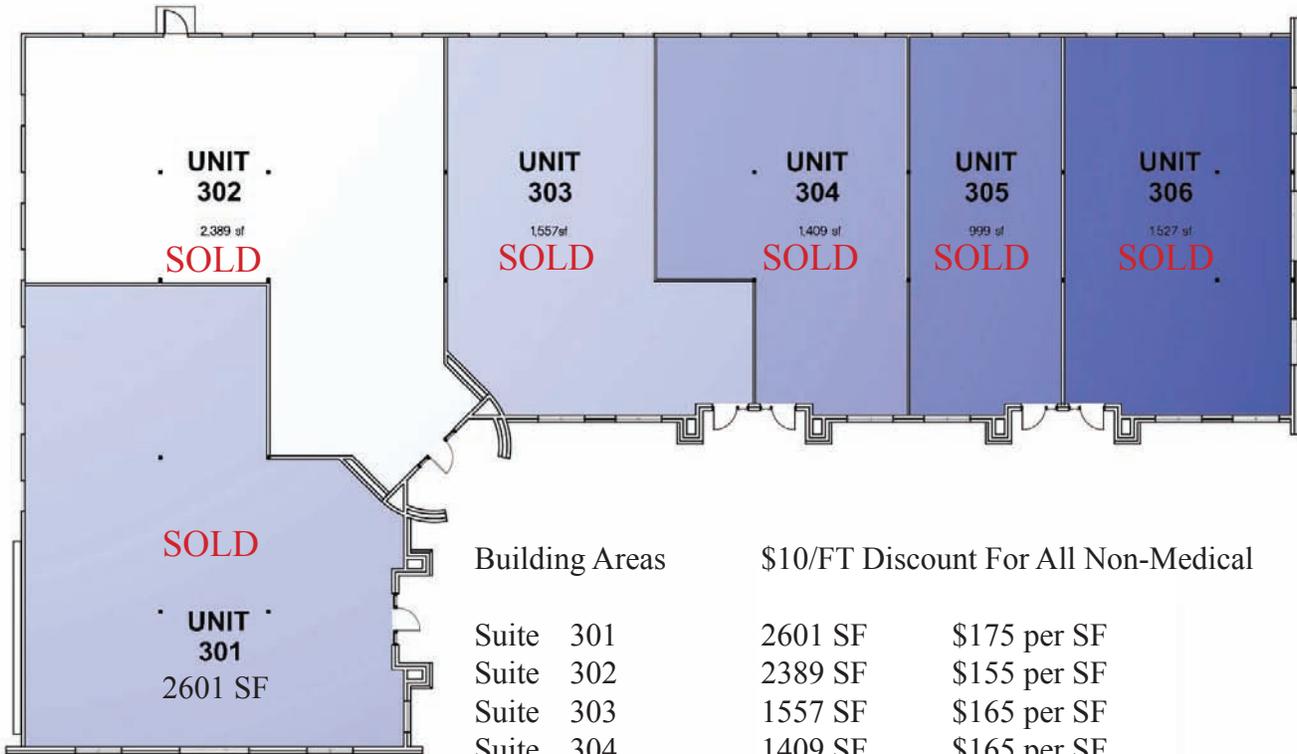


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# STONEGATE TWO

## BUILDING 3



Building Areas		\$10/FT Discount For All Non-Medical	
Suite 301	2601 SF	\$175 per SF	
Suite 302	2389 SF	\$155 per SF	
Suite 303	1557 SF	\$165 per SF	
Suite 304	1409 SF	\$165 per SF	
Suite 305	999 SF	\$165 per SF	
Suite 306	1527 SF	\$180 per SF	
Grand Total	10481 SF		

## Stonegate Two Office Condos - Bldg 3

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Construction Documents  
2500 W. William Cannon Drive  
Austin, Texas 78745



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# STONEGATE TWO

## BUILDING 4

\*Note\*- Building 4 To Be Sold To A Single User



Building Areas      \*\$10/FT Discount For All Non-Medical

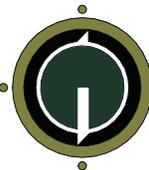
Suite 401	666 SF	\$180 per SF
Suite 402	811 SF	\$180 per SF
Suite 403	819 SF	\$180 per SF
Suite 404	819 SF	\$180 per SF
Suite 405	811 SF	\$180 per SF
Suite 406	802 SF	\$165 per SF
Suite 407	2433 SF	\$160 per SF
Suite 408	827 SF	\$165 per SF
Suite 409	1144 SF	\$180 per SF

Grand Total      9134 SF

## Arbors North at Stonegate Building 4

W. William Cannon Drive  
Austin, Texas 78745

25 OCTOBER 2006  
NOT TO SCALE  
A0660007



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# STONEGATE TWO

## BUILDING 5



Building Areas		*10/FT Discount For All Non-Medical	
Suite 501	1172 SF	\$190 per SF	
Suite 502	810 SF	\$175 per SF	
Suite 503	2464 SF	\$165 per SF	
Suite 504	810 SF	\$175 per SF	
Suite 505	819 SF	\$175 per SF	
Suite 506	820 SF	\$175 per SF	
Suite 507	1975 SF	\$185 per SF	
<b>Grand Total</b>	<b>8870 SF</b>		

## Stonegate Two Office Condos - Bldg 5

Construction Documents  
 W. William Cannon Drive  
 Austin, Texas 78745



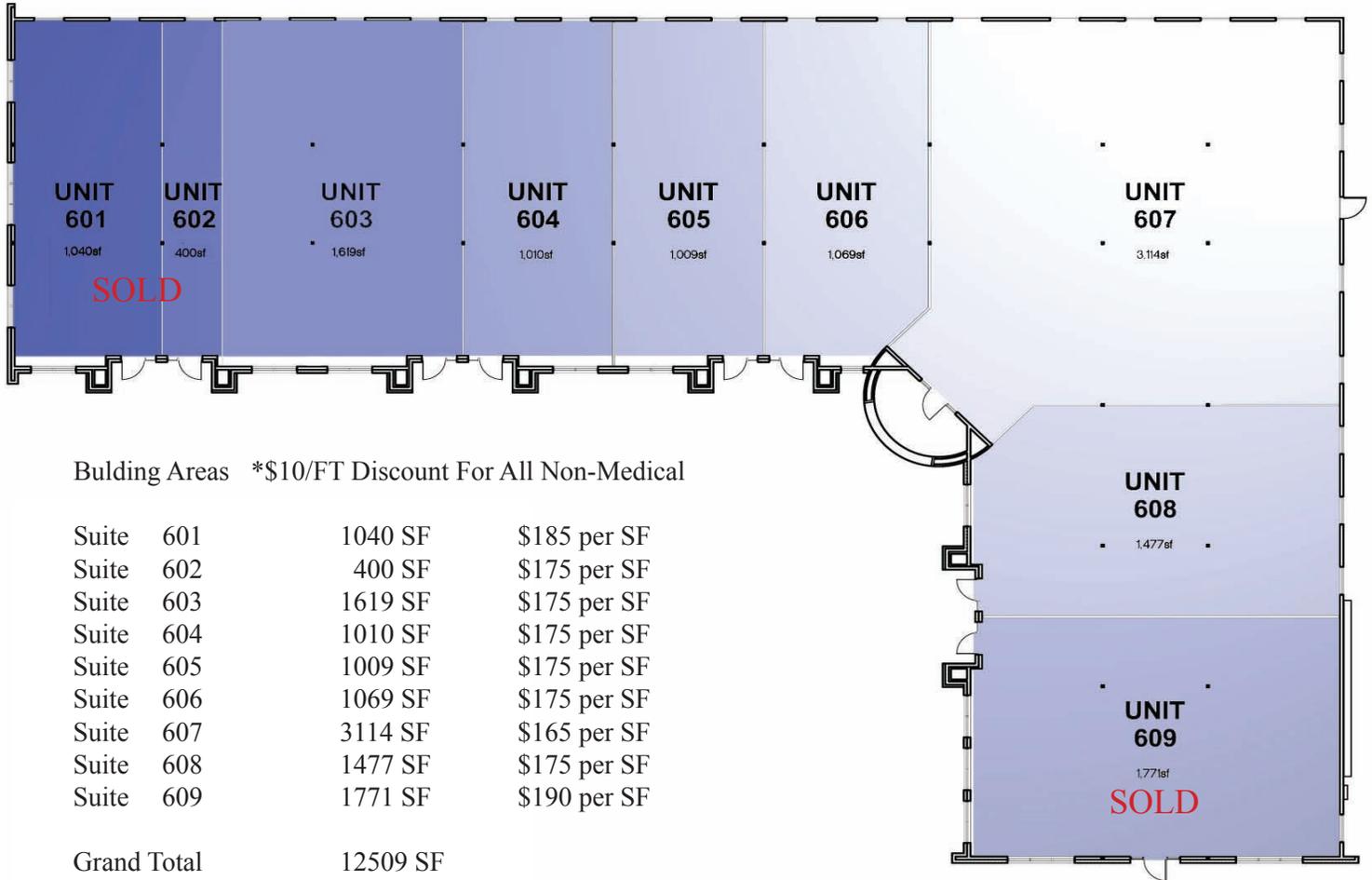
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# STONEGATE TWO

## BUILDING 6



## Stonegate Two Office Condos - Bldg 6

Construction Documents  
2500 W. William Cannon Drive  
Austin, Texas 78745

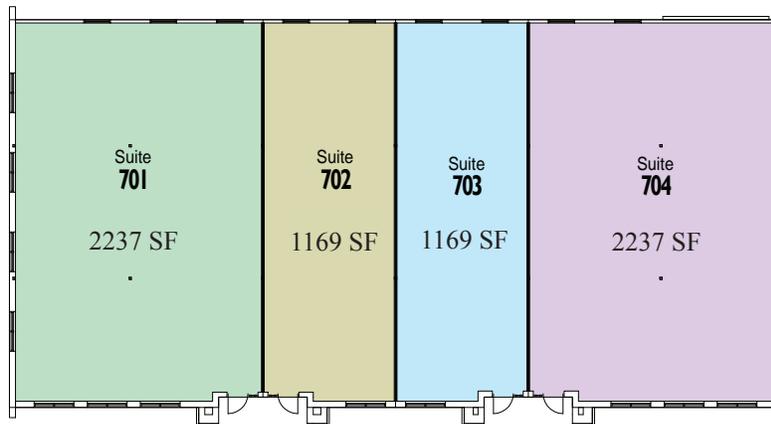


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# STONEGATE TWO

## BUILDING 7



Building Areas \*10/FT Discount For All Non-Medical

Suite 701	2237 SF	\$190 per SF
Suite 702	1169 SF	\$175 per SF
Suite 703	1169 SF	\$165 per SF
Suite 704	2237 SF	\$175 per SF

Grand Total 6812 SF

## Stonegate Two Office Condos - Bldg 7

Construction Documents  
W. William Cannon Drive  
Austin, Texas 78745

27 FEBRUARY 2009  
NOT TO SCALE  
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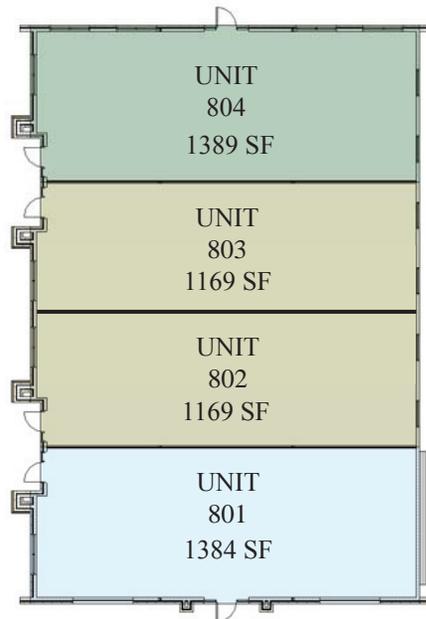
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# STONEGATE TWO

## BUILDING 8

\*Note\*- Building 8 To Be Sold To A Single User



\*10/FT Discount For All Non-Medical

### Building Areas

Suite 801	1384 SF	\$195 per SF
Suite 802	1169 SF	\$195 per SF
Suite 803	1169 SF	\$195 per SF
Suite 804	1389 SF	\$195 per SF

Grand Total 5111 SF

**BLDG 8 - AREA PLAN**

## Stonegate Two Office Condos - Bldg 8

Construction Documents  
2500 W. William Cannon Drive  
Austin, Texas 78745

26 December 2007  
NOT TO SCALE  
A0660007



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# Demographic and Income Profile

2500 W William Cannon Dr  
Austin, TX 78744

Latitude: 30.206308  
Longitude: -97.813363  
Radius: 1.0 miles

Site Type: Radius

Summary	2000	2006	2011
Population	13,964	13,988	14,977
Households	5,605	5,671	6,082
Families	3,520	3,431	3,620
Average Household Size	2.47	2.44	2.44
Owner Occupied HUs	3,321	3,314	3,472
Renter Occupied HUs	2,284	2,357	2,610
Median Age	33.1	34.0	34.9

Trends: 2006-2011 Annual Rate	Area	State	National
Population	1.38%	2.1%	1.30%
Households	1.41%	2.05%	1.33%
Families	1.08%	2.04%	1.08%
Owner HHs	0.94%	2.2%	1.41%
Median Household Income	3.47%	3.29%	3.32%

Households by Income	2000		2006		2011	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	378	6.8%	321	5.7%	284	4.7%
\$15,000 - \$24,999	480	8.6%	340	6.0%	260	4.3%
\$25,000 - \$34,999	688	12.3%	430	7.6%	344	5.7%
\$35,000 - \$49,999	959	17.2%	962	17.0%	841	13.8%
\$50,000 - \$74,999	1,583	28.3%	1,310	23.1%	1,203	19.8%
\$75,000 - \$99,999	861	15.4%	1,064	18.8%	1,215	20.0%
\$100,000 - \$149,999	502	9.0%	934	16.5%	1,362	22.4%
\$150,000 - \$199,000	64	1.1%	198	3.5%	333	5.5%
\$200,000+	74	1.3%	112	2.0%	240	3.9%
Median Household Income	\$53,491		\$64,574		\$76,576	
Average Household Income	\$61,074		\$75,362		\$89,790	
Per Capita Income	\$24,439		\$30,507		\$36,388	

Population by Age	2000		2006		2011	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	941	6.7%	899	6.4%	978	6.5%
5 - 9	838	6.0%	822	5.9%	850	5.7%
10 - 14	837	6.0%	753	5.4%	887	5.9%
15 - 19	907	6.5%	842	6.0%	825	5.5%
20 - 24	1,245	8.9%	1,033	7.4%	1,112	7.4%
25 - 34	2,655	19.0%	2,921	20.9%	2,854	19.1%
35 - 44	2,236	16.0%	1,982	14.2%	2,306	15.4%
45 - 54	2,103	15.1%	2,038	14.6%	2,000	13.4%
55 - 64	1,121	8.0%	1,462	10.5%	1,790	11.9%
65 - 74	687	4.9%	783	5.6%	779	5.2%
75 - 84	303	2.2%	352	2.5%	473	3.2%
85+	87	0.6%	103	0.7%	126	0.8%

Race and Ethnicity	2000		2006		2011	
	Number	Percent	Number	Percent	Number	Percent
White Alone	10,343	74.1%	9,573	68.4%	9,614	64.2%
Black Alone	773	5.5%	832	5.9%	925	6.2%
American Indian Alone	83	0.6%	90	0.6%	99	0.7%
Asian Alone	227	1.6%	252	1.8%	289	1.9%
Pacific Islander Alone	9	0.1%	9	0.1%	9	0.1%
Some Other Race Alone	2,042	14.6%	2,669	19.1%	3,383	22.6%
Two or More Races	487	3.5%	563	4.0%	658	4.4%
Hispanic Origin (Any Race)	4,099	29.4%	5,222	37.3%	6,523	43.6%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2006 and 2011.



# Demographic and Income Profile

2500 W William Cannon Dr  
Austin, TX 78744

Site Type: Radius

Latitude: 30.206308  
Longitude: -97.813363  
Radius: 3.0 miles

Summary	2000	2006	2011
Population	98,091	107,963	118,597
Households	39,240	43,393	47,667
Families	23,659	25,459	27,618
Average Household Size	2.48	2.47	2.47
Owner Occupied HUs	20,299	22,372	24,562
Renter Occupied HUs	18,941	21,021	23,105
Median Age	31.1	32.5	33.5

Trends: 2006-2011 Annual Rate	Area	State	National
Population	1.9%	2.1%	1.30%
Households	1.9%	2.05%	1.33%
Families	1.64%	2.04%	1.08%
Owner HHs	1.89%	2.2%	1.41%
Median Household Income	3.36%	3.29%	3.32%

Households by Income	2000		2006		2011	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	3,559	9.1%	2,873	6.6%	2,510	5.3%
\$15,000 - \$24,999	4,313	11.0%	3,136	7.2%	2,693	5.6%
\$25,000 - \$34,999	5,309	13.6%	4,537	10.5%	3,473	7.3%
\$35,000 - \$49,999	7,415	19.0%	7,413	17.1%	7,266	15.2%
\$50,000 - \$74,999	9,704	24.8%	10,259	23.6%	9,873	20.7%
\$75,000 - \$99,999	4,939	12.6%	6,800	15.7%	8,595	18.0%
\$100,000 - \$149,999	2,967	7.6%	6,162	14.2%	9,104	19.1%
\$150,000 - \$199,000	513	1.3%	1,415	3.3%	2,367	5.0%
\$200,000+	398	1.0%	799	1.8%	1,787	3.7%
Median Household Income	\$47,488		\$58,470		\$68,991	
Average Household Income	\$55,022		\$69,542		\$83,535	
Per Capita Income	\$22,063		\$27,897		\$33,484	

Population by Age	2000		2006		2011	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,312	7.5%	7,881	7.3%	8,644	7.3%
5 - 9	6,583	6.7%	7,034	6.5%	7,475	6.3%
10 - 14	6,238	6.4%	6,557	6.1%	7,569	6.4%
15 - 19	6,628	6.8%	6,668	6.2%	6,951	5.9%
20 - 24	9,230	9.4%	8,750	8.1%	9,257	7.8%
25 - 34	20,202	20.6%	22,462	20.8%	22,982	19.4%
35 - 44	17,146	17.5%	17,054	15.8%	18,765	15.8%
45 - 54	12,719	13.0%	15,265	14.1%	16,357	13.8%
55 - 64	5,884	6.0%	9,034	8.4%	12,076	10.2%
65 - 74	3,441	3.5%	4,014	3.7%	4,739	4.0%
75 - 84	2,003	2.0%	2,383	2.2%	2,633	2.2%
85+	707	0.7%	862	0.8%	1,149	1.0%

Race and Ethnicity	2000		2006		2011	
	Number	Percent	Number	Percent	Number	Percent
White Alone	68,804	70.1%	69,917	64.8%	72,097	60.8%
Black Alone	5,532	5.6%	6,306	5.8%	7,026	5.9%
American Indian Alone	657	0.7%	768	0.7%	869	0.7%
Asian Alone	2,423	2.5%	2,977	2.8%	3,527	3.0%
Pacific Islander Alone	81	0.1%	89	0.1%	93	0.1%
Some Other Race Alone	17,190	17.5%	23,713	22.0%	30,034	25.3%
Two or More Races	3,404	3.5%	4,193	3.9%	4,952	4.2%
Hispanic Origin (Any Race)	33,560	34.2%	45,155	41.8%	56,458	47.6%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2006 and 2011.



# Demographic and Income Profile

2500 W William Cannon Dr  
Austin, TX 78744

Latitude: 30.206308  
Longitude: -97.813363  
Radius: 5.0 miles

Site Type: Radius

Summary	2000	2006	2011
Population	211,221	237,594	262,161
Households	82,888	93,179	102,633
Families	49,423	54,912	60,031
Average Household Size	2.52	2.52	2.53
Owner Occupied HUs	43,187	49,622	54,831
Renter Occupied HUs	39,701	43,557	47,801
Median Age	30.7	31.9	32.8

Trends: 2006-2011 Annual Rate	Area	State	National
Population	1.99%	2.1%	1.30%
Households	1.95%	2.05%	1.33%
Families	1.8%	2.04%	1.08%
Owner HHs	2.02%	2.2%	1.41%
Median Household Income	3.72%	3.29%	3.32%

Households by Income	2000		2006		2011	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	8,536	10.3%	6,984	7.5%	6,135	6.0%
\$15,000 - \$24,999	9,116	11.0%	6,567	7.0%	5,688	5.5%
\$25,000 - \$34,999	11,122	13.4%	9,465	10.2%	6,943	6.8%
\$35,000 - \$49,999	14,767	17.8%	14,976	16.1%	14,849	14.5%
\$50,000 - \$74,999	18,194	21.9%	19,596	21.0%	19,468	19.0%
\$75,000 - \$99,999	10,222	12.3%	13,090	14.0%	16,147	15.7%
\$100,000 - \$149,999	7,441	9.0%	13,885	14.9%	18,450	18.0%
\$150,000 - \$199,000	1,832	2.2%	4,783	5.1%	7,080	6.9%
\$200,000+	1,783	2.1%	3,830	4.1%	7,871	7.7%
Median Household Income	\$47,632		\$60,098		\$72,129	
Average Household Income	\$59,903		\$78,814		\$98,024	
Per Capita Income	\$23,740		\$31,024		\$38,489	

Population by Age	2000		2006		2011	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	16,347	7.7%	18,175	7.6%	20,027	7.6%
5 - 9	14,922	7.1%	16,550	7.0%	17,354	6.6%
10 - 14	13,825	6.5%	15,494	6.5%	17,734	6.8%
15 - 19	14,356	6.8%	15,058	6.3%	16,274	6.2%
20 - 24	20,294	9.6%	20,259	8.5%	21,702	8.3%
25 - 34	43,133	20.4%	47,355	19.9%	48,469	18.5%
35 - 44	36,981	17.5%	38,265	16.1%	41,388	15.8%
45 - 54	26,961	12.8%	33,354	14.0%	36,810	14.0%
55 - 64	12,126	5.7%	18,819	7.9%	25,209	9.6%
65 - 74	6,863	3.2%	7,973	3.4%	9,848	3.8%
75 - 84	3,961	1.9%	4,597	1.9%	5,138	2.0%
85+	1,449	0.7%	1,696	0.7%	2,205	0.8%

Race and Ethnicity	2000		2006		2011	
	Number	Percent	Number	Percent	Number	Percent
White Alone	146,824	69.5%	154,847	65.2%	162,110	61.8%
Black Alone	12,012	5.7%	13,579	5.7%	14,954	5.7%
American Indian Alone	1,426	0.7%	1,681	0.7%	1,910	0.7%
Asian Alone	5,737	2.7%	7,458	3.1%	9,077	3.5%
Pacific Islander Alone	164	0.1%	181	0.1%	194	0.1%
Some Other Race Alone	38,228	18.1%	51,300	21.6%	63,789	24.3%
Two or More Races	6,829	3.2%	8,548	3.6%	10,128	3.9%
Hispanic Origin (Any Race)	73,685	34.9%	97,734	41.1%	120,756	46.1%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2006 and 2011.

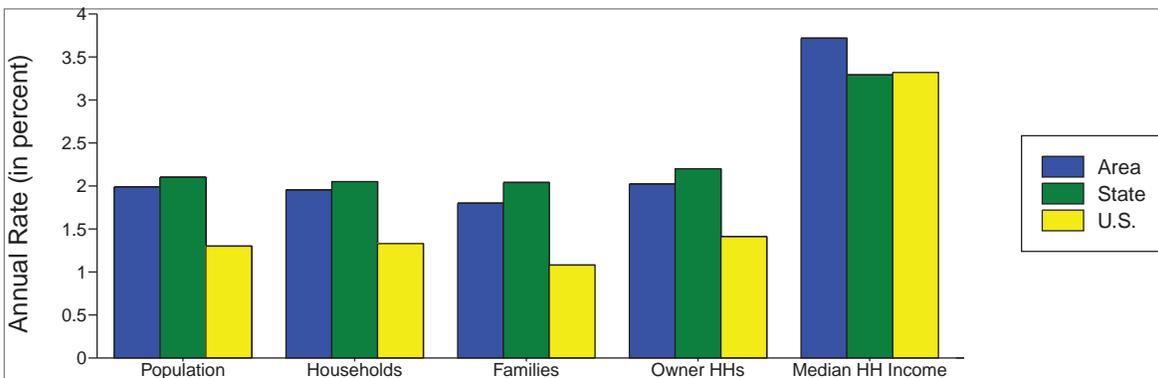


2500 W William Cannon Dr  
Austin, TX 78744

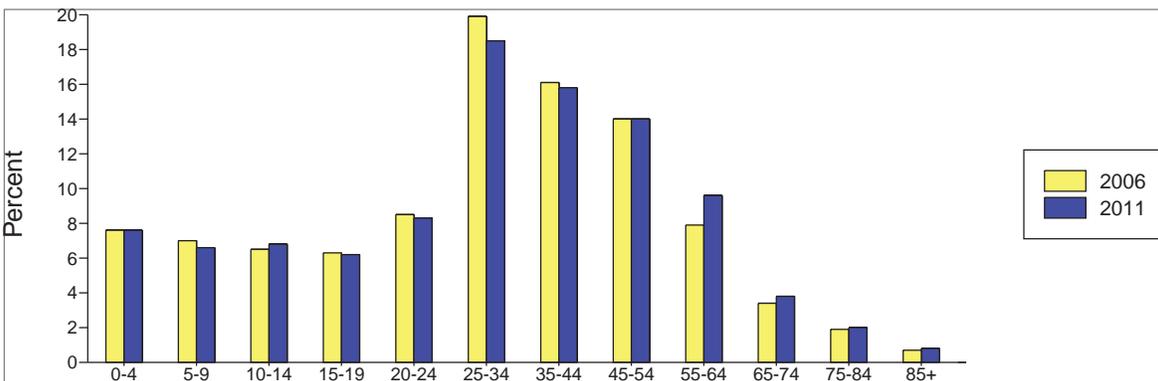
Site Type: Radius

Latitude: 30.206308  
Longitude: -97.813363  
Radius: 5.0 miles

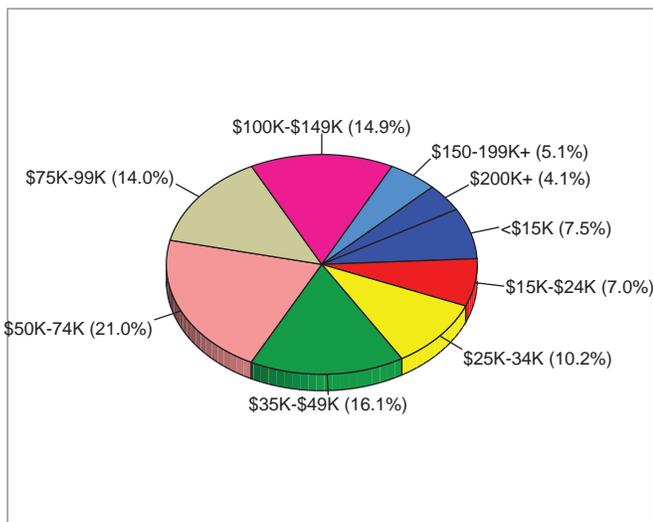
Trends 2006-2011



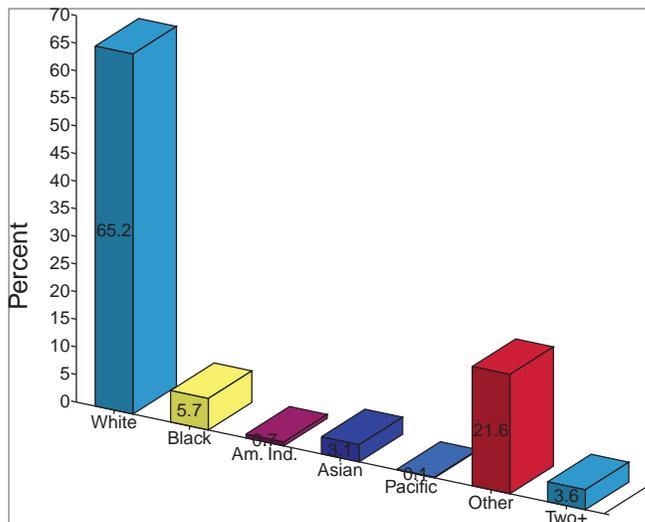
Population by Age



2006 Household Income



2006 Population by Race



2006 Percent Hispanic Origin: 41.1%

**INFORMATION ON BROKERAGE RELATIONSHIPS**

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller of landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A Broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

**IF THE BROKER REPRESENTS THE OWNER:** The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of sub agency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

**IF THE BROKER REPRESENTS THE BUYER:** The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know, because a buyer's agent must disclose to the buyer any material *information known* to the agent.

**IF THE BROKER ACTS AS AN INTERMEDIARY:** A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) Shall treat all parties honestly; (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and may not disclose any confidential information or any information that -a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an Intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party. If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

TEXAS LAW REQUIRES THAT ALL REAL ESTATE LICENSEE'S PRESENT THIS INFORMATION TO PROSPECTIVE SELLERS, LANDLORDS, BUYERS OR TENANTS.

ACKNOWLEDGMENT: Please acknowledge your receipt of this information for Broker's records:

SELLER/LANDLORD:

BUYER/TENANT:

By:

By:

Title:

Title:

Dated:

Dated: