



# 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.



## 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

<u>Juan Carlos Say</u>	<u>511812-B</u>	<u>carlos@securityamericanrealty.com</u>	<u>(832)515-1123</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone

<u>Juan Carlos Say</u>	<u>511812-B</u>	<u>carlos@securityamericanrealty.com</u>	<u>(832)515-1123</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone

_____	_____	_____	_____
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone

_____	_____	_____	_____
Name of Sales Agent/Associate	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

**Regulated by the Texas Real Estate Commission**

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**

IABS 1-2

TXR 2501



# LEXINGTON VILLAGE

Juan Carlos Say [Broker]

(832) 515-1123

carlos@securityamericanrealty.com

## Patio Home Features

### Exterior Features

- Brick / Stone Elevations [varies per floor plan]
- Siding Plank
- 25-years manufacturer's warranty composition shingle
- Radiant Barrier Decking
- Fenced backyard with side 3' gate
- Fully sodded front and backyards
- Sprinkler System
- Covered Porch [varies per floor plan]
- Raised panel metal 16' garage door with opener

### Interior Features

- Granite/Quartz Kitchen & Bathrooms Countertops [varies per floor plan]
- Powder Room w/pedestal sink
- GE Stainless Steel Appliances [Microwave, Free-standing Gas Range, Dishwasher]
- Wood plank ceramic tile living area and wet areas, Carpet bedrooms, stairs and hall-way
- 36" Cabinets with hardware [color varies per selections]
- 8' to 9' Ceiling Height [varies per floor plan]
- Raised panel interior doors
- Ceiling Fan in all Bedrooms and Living Room
- LED can lighting per floor plan
- High quality Chrome plumbing fixtures
- Elongated Toilet
- 40 Gallon Gas Water Heater
- HVAC System with Dual Zone
- Digital-Programmable Thermostat
- Garage Door Opener W/2 Remotes

### Warranty

- Builder 1-year warranty on workmanship
- ACES Builders Warranty 10-year structural warranty

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Buyer

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Buyer

*Skymark Homes - Features, plans, specifications and pricing are subject to change without prior notice and may differ slightly in homes according to start date. Square footages are approximate. All information is from third-party sources and its accuracy cannot be guaranteed.*





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*All Information Provided to be verified by buyer*

## Tax Information

### Fort Bend Central Appraisal District

2801 B.F. Terry Blvd  
Rosenberg, TX 77471

(281) 344-8623

[www.fbcad.org](http://www.fbcad.org)

### Fort Bend ISD Tax Office

301 Jackson St  
Richmond, TX 77469

(281) 634-1007

[www.fortbendcountytexas.gov](http://www.fortbendcountytexas.gov)

### Adopted 2025 Tax Rates

Fort Bend - ISD	1.056900
City of Missouri City	0.570825
Fort Bend Drainage	0.010000
Fort Bend General	0.412000
Houston Comm Col - Missouri City	<u>0.098802</u>
<b>Tax Rate Before Homestead</b>	<b>2.148527</b>

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Buyer

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## Home-Owners Association

Associa Houston Community Management Services

Desiree Flagel

18333 Egret Bay Blvd. Ste 305  
Houston, TX 77058

(832) 864-1200

[DFlagel@houcomm.com](mailto:DFlagel@houcomm.com)  
[www.AssociaOnline.com](http://www.AssociaOnline.com)

One Time --- Initial Cap Fee	\$300.00
Current Annual Dues	\$600.00

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Buyer

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## School Information

### Fort Bend ISD

16431 Lexington Blvd  
Sugar Land, TX 77479

(281) 634-1007

[www.fortbendisd.com](http://www.fortbendisd.com)

### Armstrong Elementary School

3440 Independence Blvd

Missouri City, TX 77459

(281) 634-9410

### Missouri City Middle School

202 Martin Lane

Missouri City, TX 77489

(281) 634-3440

### Marshall High School

1220 Buffalo Run

Missouri City, TX 77489

(281) 634-6630

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## Inspections

Buyer has the right to hire a licensed third party to do a structural inspection on the property. Seller requests the inspection to be done prior to new home buyer orientation meeting. Inspection Report to be sent to seller's representative.

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Initials

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Initials

## New Home Buyer Orientation Meeting

New Home Buyer Orientation Meeting is scheduled once house is completed and performed **Monday through Friday from 9am to 2pm.**

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Initials

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Initials

## Maintenance of Home

Upon Closing, Buyer shall be responsible for the routine maintenance of the home, including but not limited to the rear yard, pest control, replace ac filters monthly and biannual service of HVAC system among other routine maintenance.

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## Utilities

### Electricity Services

[www.powertochoose.org](http://www.powertochoose.org)

Reliant Energy	(713) 207-7777 <a href="http://www.reliant.com">www.reliant.com</a>
TXU Energy	(855) 750-0899 <a href="http://www.txu.com">www.txu.com</a>
Amigo Energy	(866) 597-9140 <a href="http://www.amigoenergy.com">www.amigoenergy.com</a>

### Gas Services

Center Point Energy	(713) 659-2111 <a href="http://www.centerpointenergy.com">www.centerpointenergy.com</a>
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### Water Services

Quail Valley UD	(281) 499-5539 <a href="http://www.quailvalleyud.org">www.quailvalleyud.org</a>
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### Trash Services

GFL	(281) 403-5800 <a href="http://www.missouricitytx.gov">www.missouricitytx.gov</a>
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### Post Office – Missouri City

3701 Glenn Lakes Lane  
Missouri City, TX 77459

Buyer (s) must transfer all utilities to their name within **3 business days** after closing and funding.

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Buyer

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Buyer

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