

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE NOTICE

To: sellers and buyers Property: 12110 Woodland Drive
Beaumont TX 77705
From: American Real Estate ERA Powered, LLC¹ Date: 03/11/26




Pursuant to the Real Estate Settlement Procedures Act, 12 U.S.C. § 2607, this Affiliated Business Arrangement Disclosure Notice is being furnished to notify you of various affiliated business arrangements maintained by American Real Estate ERA Powered, LLC ("American Real Estate"). **You are not required to use any of the vendors listed below for any settlement service in connection with your sale, purchase, listing, leasing, financing or refinancing of the subject property. The only thing of value that is received from the arrangements listed below is a return on the ownership interest or franchise relationship.**

Beaumont ARE Property Management LLC dba American Leasing and Management, LLC: American Leasing and Management, LLC is owned 100% by Jaime Hensley. The standard fee charged by American Leasing and Management is 50% of first months rent for a one time rental, 8-10% of rents for properties under management. The standard fee charged for management of Home Owner Associations ranges from \$200-\$1000 per month.

TitleCo 2019 LLC dba All-American Title: All-American Title is owned 100% by Jaime Hensley. The standard fee charged by All-American Title ranges from \$250-\$500 for closing services. Title insurance fees are based on sales price, loan amount, location and/or underwriting requirements. The fees charged by All-American will appear in sections C and H of the Closing Disclosure.

ERA® Franchise Systems, LLC ("ERA")²: American Real Estate is an independently owned and operated ERA franchise. ERA does not provide settlement services to American Real Estate customers.

I acknowledge receipt of this Affiliated Business Arrangement Disclosure Notice; acknowledge that American Real Estate is referring these affiliated businesses for the above-described settlement services; and acknowledge that I am not required to use any of the providers listed above.

Buyer's Signature	Date
 <i>Nicholas Ryan Lunardini</i>	 <i>Sarah Elizabeth Johnson</i>
	03/19/26
Seller's Signature Nicholas Ryan Lunardini	Date Sarah Elizabeth Johnson

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