



PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC) 11-08-2021

### DISCLOSURE OF RELATIONSHIP WITH RESIDENTIAL SERVICE COMPANY

**RESIDENTIAL SERVICE CONTRACTS.** A residential service contract is a product under which a residential service company, for a fee, agrees to repair or replace certain equipment or items in a property. Co-payments typically apply to most service calls. Residential service companies are licensed and regulated by the Texas Department of Licensing and Regulation. The extent of coverage and the cost of coverage will vary. Before buying a residential service contract, the buyer should read the contract and consider comparing it with the extent of coverage and costs from several other residential service companies. **YOU MAY CHOOSE ANY COMPANY.**

**THE PURCHASE OF A RESIDENTIAL SERVICE CONTRACT IS OPTIONAL.** The TREC promulgated residential contract forms contain a paragraph in which the parties may negotiate whether the seller will reimburse the buyer the cost of a residential service contract. The choice of the residential service company and extent of coverage lies with the buyer. **NEITHER A BROKER/SALES AGENT NOR A SELLER MAY CONDITION THE SALE OF A PROPERTY ON THE BUYER'S PURCHASE OF A RESIDENTIAL SERVICE CONTRACT.**

Other Broker/Sales Agent will receive no compensation from a residential service company.

Listing Broker/Sales Agent will receive no compensation from a residential service company.

Other Broker/Sales Agent receives compensation from the following residential service company:

Listing Broker/Sales Agent receives compensation from the following residential service company:

\_\_\_\_\_  
for providing the following services:  
\_\_\_\_\_

**American Home Shield**  
\_\_\_\_\_  
for providing the following services:  
**Residential Service Contract**  
\_\_\_\_\_

The compensation is not contingent upon a party to the real estate transaction purchasing a contract or services from the residential service company.

The compensation is the fee for the services that Listing Broker or Other Broker, either directly or through an agent, provides to the company. As required by the Real Estate Settlement Procedures Act and HUD Regulation X, any fees paid to a settlement services provider are limited to the reasonable value of services actually rendered.

\_\_\_\_\_  
Other Broker's Name License No.  
By: \_\_\_\_\_

American Real Estate ERA Powered  
Listing Broker's Name **346242** License No.  
By: Dana Bellanger  
**Dana Bellanger American Real Estate ERA Powered**

The undersigned acknowledges receipt of this notice:

\_\_\_\_\_  
Buyer  
\_\_\_\_\_  
Buyer

Nicholas Ryan Lumardini 03/19/26  
\_\_\_\_\_  
  
Sarah Elizabeth Johnson 03/19/26  
\_\_\_\_\_  
Seller



This form has been approved by the Texas Real Estate Commission (TREC) for use by license holders to disclose payments received from a residential service company. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, (512) 936-3000 (<http://www.trec.texas.gov>) RSC-3.