



Information About Brokerage Services

Texas law requires all real estate licensees 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.

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 or subagent by the buyer or buyer's agent.

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.

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any coincidental information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

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Briggs Freeman Sotheby's Intl. Realty	0287843	briggs@briggsfreeman.com	(214)350-0400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert M. Briggs	0265904	rbriggs@briggsfreeman.com	(214)353-5110
Designated Broker of Firm	License No.	Email	Phone
Bryan E. Pacholski	0652317	bpacholski@briggsfreeman.com	(214)350-0400
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Cary Smith	0668566	cfsmith@briggsfreeman.com	(214)763-6840
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Christy Youngblood	0658746	cyoungblood@briggsfreeman.com	(214)726-5600
Sales Agent/Associate's Name	License No.	Email	Phone

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Bryan E. Pacholski	0652317	bpacholski@briggsfreeman.com	(214)350-0400
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jill Schrank	0677394	jschrank@briggsfreeman.com	(214)725-9923
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sam Kincaid	0569886	skincaid@briggsfreeman.com	(214)725-6450
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