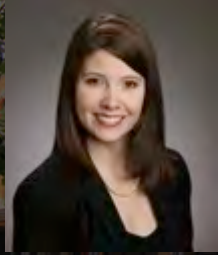
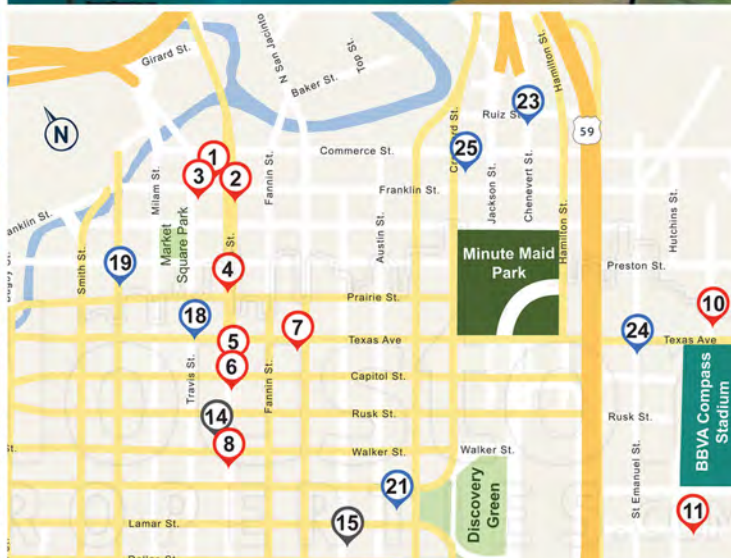
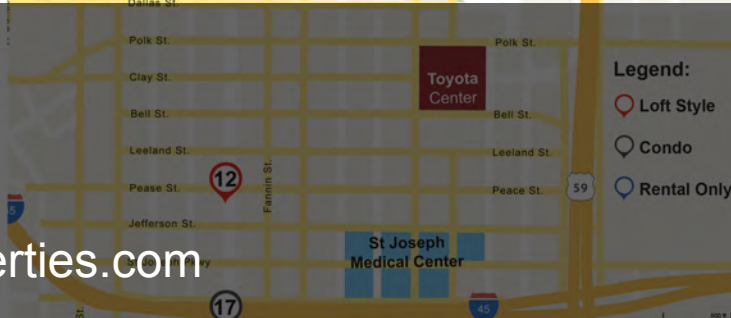


# DOWNTOWN, MIDTOWN, EADO REAL ESTATE GUIDE



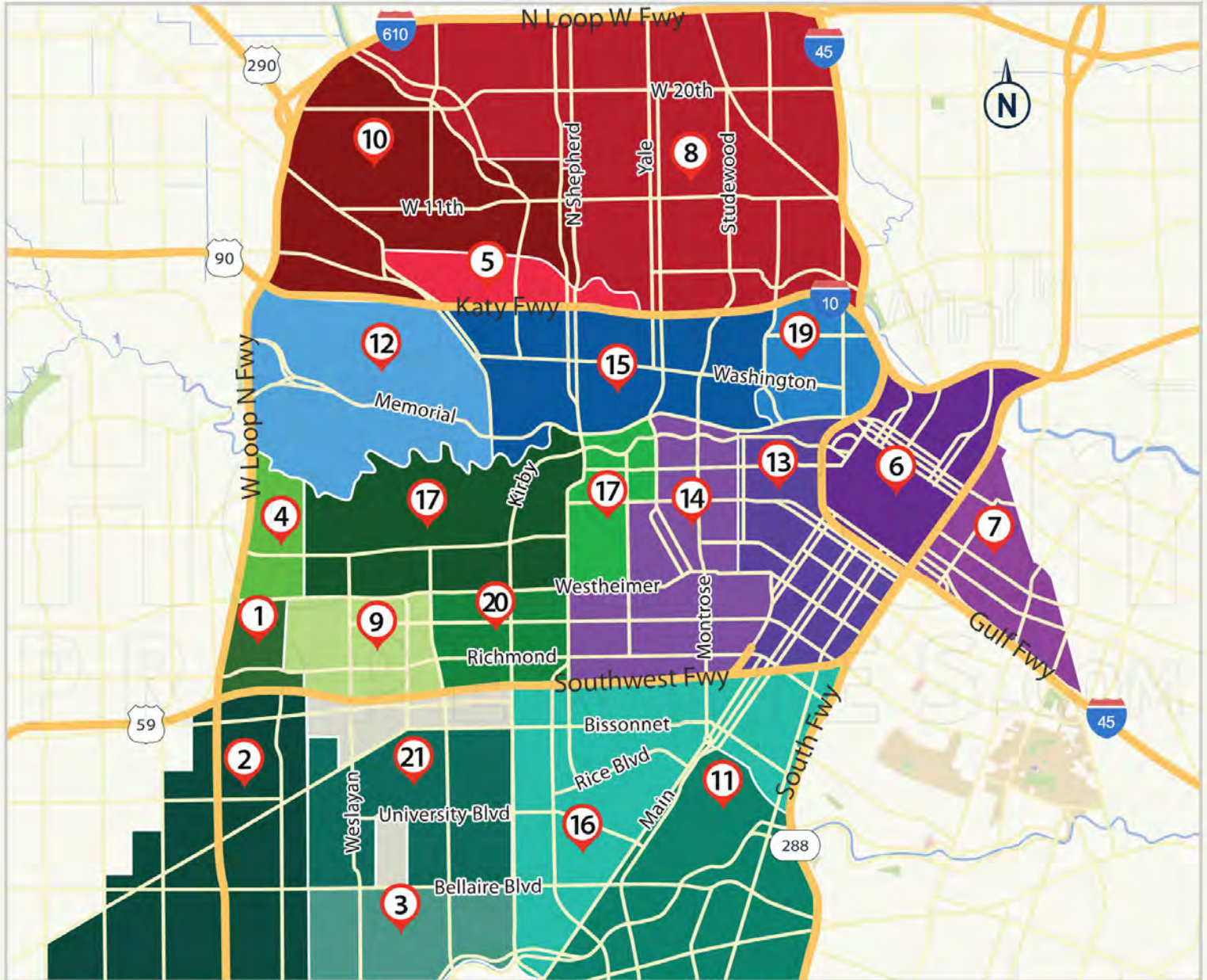
**Paige Martin**  
Broker Associate  
Keller Williams Realty  
713-384-5177  
[Paige@HoustonProperties.com](mailto:Paige@HoustonProperties.com)



**Legend:**  
○ Loft Style  
○ Condo  
○ Rental Only



# Inner Loop



- |                   |                           |                        |
|-------------------|---------------------------|------------------------|
| ① Afton Oaks      | ⑨ Greenway Plaza          | ⑰ River Oaks           |
| ② Bellaire        | ⑩ Lazybrook / Timbergrove | ⑱ River Oaks Neighbors |
| ③ Braeswood Place | ⑪ Medical Center          | ⑲ Sawyer Heights       |
| ④ Briar Hollow    | ⑫ Memorial Park           | ⑳ Upper Kirby          |
| ⑤ Cottage Grove   | ⑬ Midtown                 | ㉑ West University      |
| ⑥ Downtown        | ⑭ Montrose                |                        |
| ⑦ EaDo            | ⑮ Rice Military           |                        |
| ⑧ Greater Heights | ⑯ Rice / Museum District  |                        |



**Paige Martin**

713-384-5177

Broker Associate

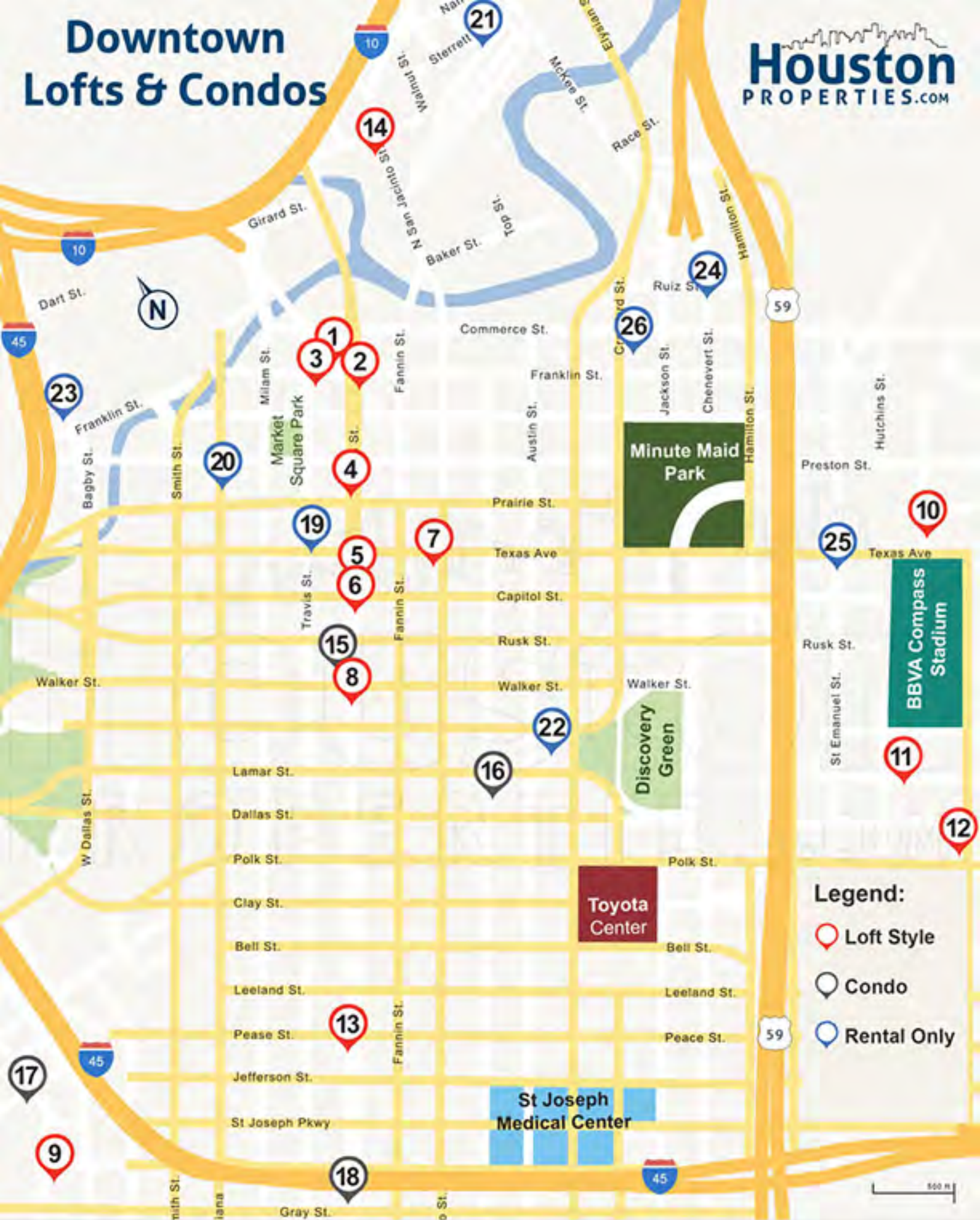
Keller Williams Realty

[Paige@HoustonProperties.com](mailto:Paige@HoustonProperties.com)



# Downtown Lofts & Condos

**Houston**  
PROPERTIES.COM



1 Bayou Lofts (915 Franklin)

11 Herrin Lofts (2205 McKinney)

21 Dakota Lofts (711 William)

2 Franklin Lofts (201 Main)

12 East Side Lofts (2323 Polk)

22 One Park Place (1400 McKinney St)

3 Hermann Lofts (204 Travis)

13 The Beaconsfield (1700 Main)

23 Tennison Lofts (110 Bagby)

4 Byrds Lofts (919 Prairie)

14 San Jacinto Lofts (915 N. San Jacinto)

24 City View Lofts (15 N. Chenevert)

5 St Germain Lofts (705 Main)

15 Commerce Towers (914 Main)

25 Lofts at the Ballpark (609 St. Emanuel)

6 Capitol Lofts (711 Main)

16 Four Seasons Residences (1111 Caroline)

26 Eller Wagon Works (101 Crawford)

7 Keystone Lofts (1120 Texas)

17 The Edge (300 St Joseph)

8 Kirby Lofts (917 Main)

18 2016 Main (2016 Main St)

9 Rise Lofts (2000 Bagby)

19 Post Rice Lofts (909 Texas)

10 Stanford Lofts (505 Bastrop)

20 Hogg Palace (401 Louisiana)



**Paige Martin**

Broker Associate  
Keller Williams Realty  
713-384-5177  
Paige@HoustonProperties.com

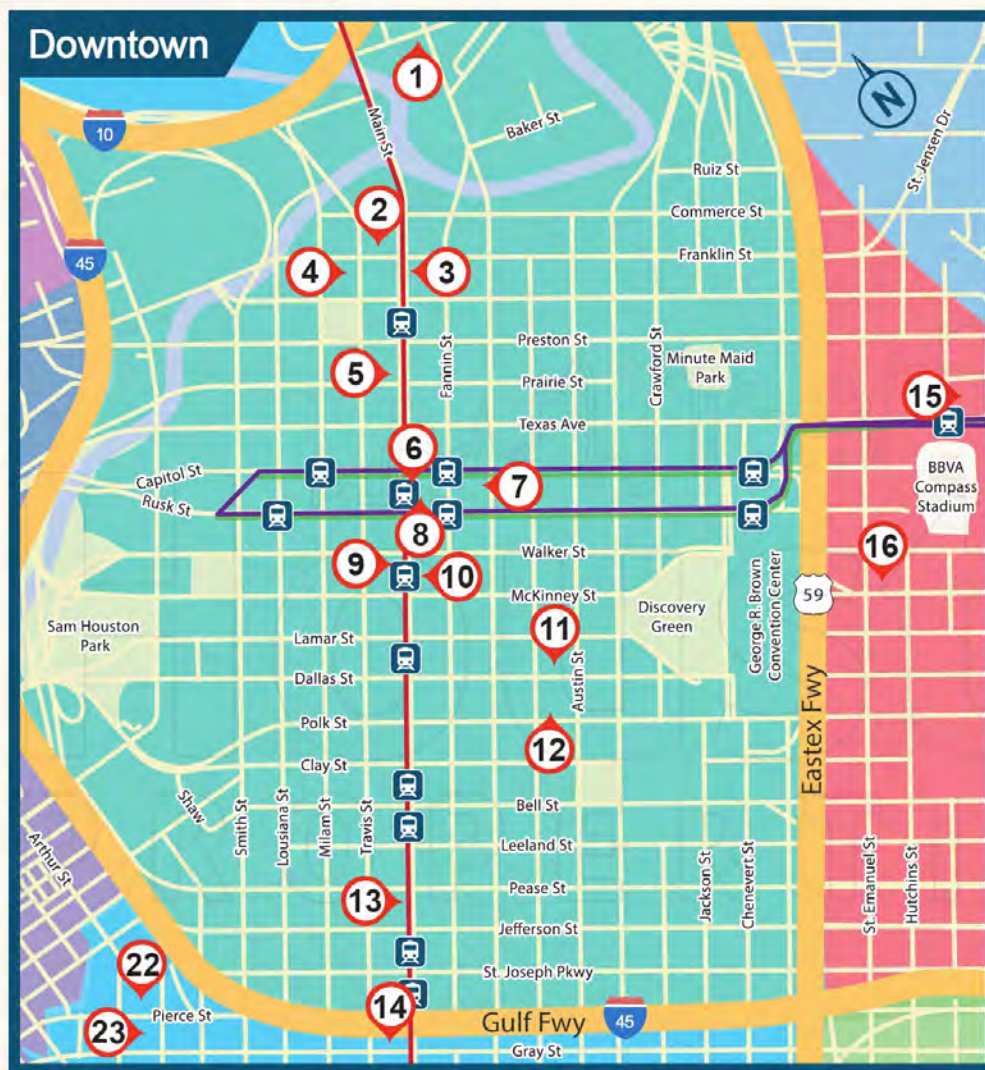


## Downtown Lofts & Condo Map Legend

- |                            |                      |
|----------------------------|----------------------|
| 1. Bayou Lofts             | (915 Franklin)       |
| 2. Franklin Lofts          | (201 Main)           |
| 3. Hermann Lofts           | (204 Travis)         |
| 4. Byrd's Lofts            | (919 Prairie)        |
| 5. St Germain Lofts        | (705 Main)           |
| 6. Capitol Lofts           | (711 Main)           |
| 7. Keystone Lofts          | (1120 Texas)         |
| 8. Kirby Lofts             | (917 Main)           |
| 9. Rise Lofts              | (2000 Bagby)         |
| 10. Stanford Lofts         | (505 Bastrop)        |
| 11. Herrin Lofts           | (2205 McKinney)      |
| 12. East Side Lofts        | (2323 Polk)          |
| 13. The Beaconsfield       | (1700 Main)          |
| 14. San Jacinto Lofts      | (915 N. San Jacinto) |
| 15. Commerce Towers        | (914 Main)           |
| 16. Four Season Residences | (1111 Caroline)      |
| 17. The Edge               | (300 St. Joseph)     |
| 18. 2016 Main              | (2016 Main)          |
| 19. Post Rice Lofts        | (909 Texas)          |
| 20. Hogg Palace            | (401 Louisiana)      |
| 21. Dakota Lofts           | (711 William)        |
| 22. One Park Place         | (1400 McKinney)      |
| 23. Tennison Lofts         | (110 Bagby)          |
| 24. City View Lofts        | (15 N. Chenevert)    |
| 25. Lofts at the Ballpark  | (609 St. Emanuel)    |
| 26. Eller Wagon Works      | (101 Crawford)       |

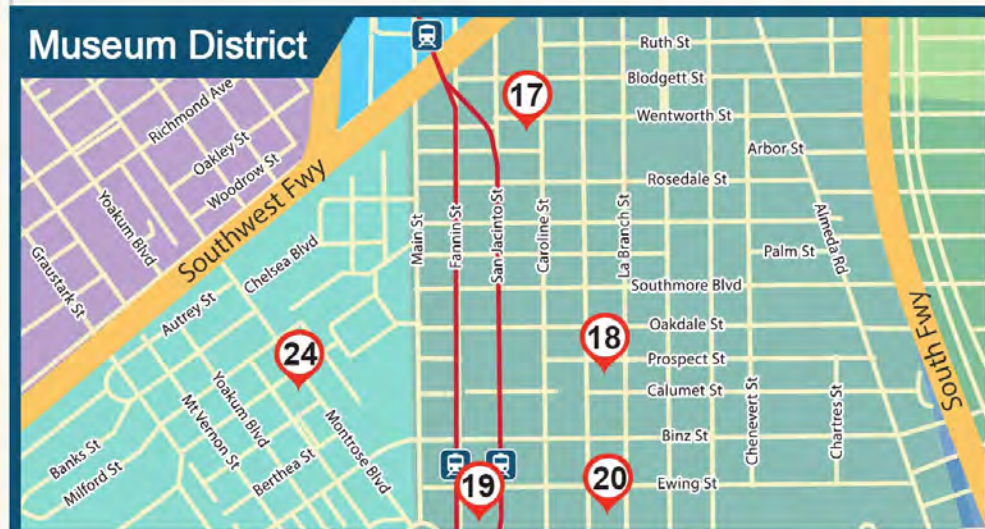


# Condos Near METRORail



- 1 San Jacinto Lofts
- 2 Bayou Lofts
- 3 Franklin Lofts
- 4 Hermann Lofts
- 5 Byrds Lofts
- 6 St. Germain Lofts
- 7 Keystone Lofts
- 8 Capitol Lofts
- 9 Commerce Towers
- 10 Kirby Lofts
- 11 Four Seasons Condos
- 12 The Marlowe
- 13 The Beaconsfield
- 14 2016 Main
- 15 Stanford Lofts
- 16 Herrin Lofts
- 17 Oaks on Caroline
- 18 Warwick Towers
- 19 Hermann
- 20 Il Palazzo
- 21 The Valencia
- 22 The Edge
- 23 Rise Lofts
- 24 5000 Montrose

- Red Rail
- Green Rail
- Purple Rail



**Paige Martin**  
713-384-5177  
Broker Associate  
Keller Williams Realty  
[Paige@HoustonProperties.com](mailto:Paige@HoustonProperties.com)



No representations or warranties (expressed or implied) are made to the accuracy of this information, or with respect to suitability, usability, feasibility, merchantability or condition of any property or area. All ordinances, resolutions, regulations and orders shall govern in the event of any conflict or inconsistency. Data presented for informational purposes only.

Building	Address	Neighborhood	Nearest Stop	Blocks	Amenities
San Jacinto Lofts	915 N San Jacinto	Downtown	UH-Downtown	3	
Bayou Lofts	905 Franklin	Downtown	Preston	3	   
Franklin Lofts	201 Main	Downtown	Preston	1	
Hermann Lofts	204 Travis	Downtown	Preston	2	
Byrds Lofts	919 Prairie	Downtown	Preston	1	 
St. Germain Lofts	705 Main	Downtown	Central	1	 
Capitol Lofts	711 Main	Downtown	Central	1	
Keystone Lofts	1120 Texas	Downtown	Central	3	
Kirby Lofts	917 Main	Downtown	Main St Sq	1	
Commerce Towers	914 Main	Downtown	Main St Sq	1	    
Four Seasons	1111 Caroline	Downtown	Main St Sq	3	    
The Marlowe	1311 Polk	Downtown	Main St Sq	4	   
The Beaconsfield	1700 Main	Downtown	Downtown	1	
2016 Main	2016 Main	Downtown	Downtown	1	  
Stanford Lofts	505 Bastrop	EaDo	EaDo-Stad.	1	 
Herrin Lofts	2205 McKinney	EaDo	EaDo-Stad.	4	 
Oaks on Caroline	4802 Caroline	Museum Dist	Wheeler	5	
1400 Hermann	1400 Hermann	Museum Dist	Museum Dist	3	   
Il Palazzo	1401 Calumet	Museum Dist	Museum Dist	3	  
Warwick Towers	1111 Hermann	Museum Dist	Museum Dist	1	     
The Valencia	1711 Spanish Tr	Medical Ctr.	Smith Lands	1	  
Rise Lofts	2000 Bagby	Downtown	Downtown	6	
The Edge	300 St. Joseph	Downtown	Downtown	7	   
5000 Montrose	5000 Montrose	Museum Dist	Museum Dist	6	   



ONE OF HOUSTON'S TOP RANKED REALTORS



# The Optimum Home Buying Experience

---



The Houston Properties Team believes your home is an investment – both in the life you want to live and also to help you create long-term wealth.



Our purpose is to help people create prosperity & wealth through the ownership of real estate.

By finding the right home, our clients experience joy in their lives and abundance with their assets.

*We've carefully watched how home buying trends have changed over the past few years. Numerous problems have emerged that don't appear until years after closing (resale issues, flooding, survey problems, etc.) As a result, to best help our clients, the Houston Properties Team has designed a totally new buying process for today's enlightened buyers.*



Questions? Contact:  
Paige Martin | 713-384-5177  
[Paige@HoustonProperties.com](mailto:Paige@HoustonProperties.com)

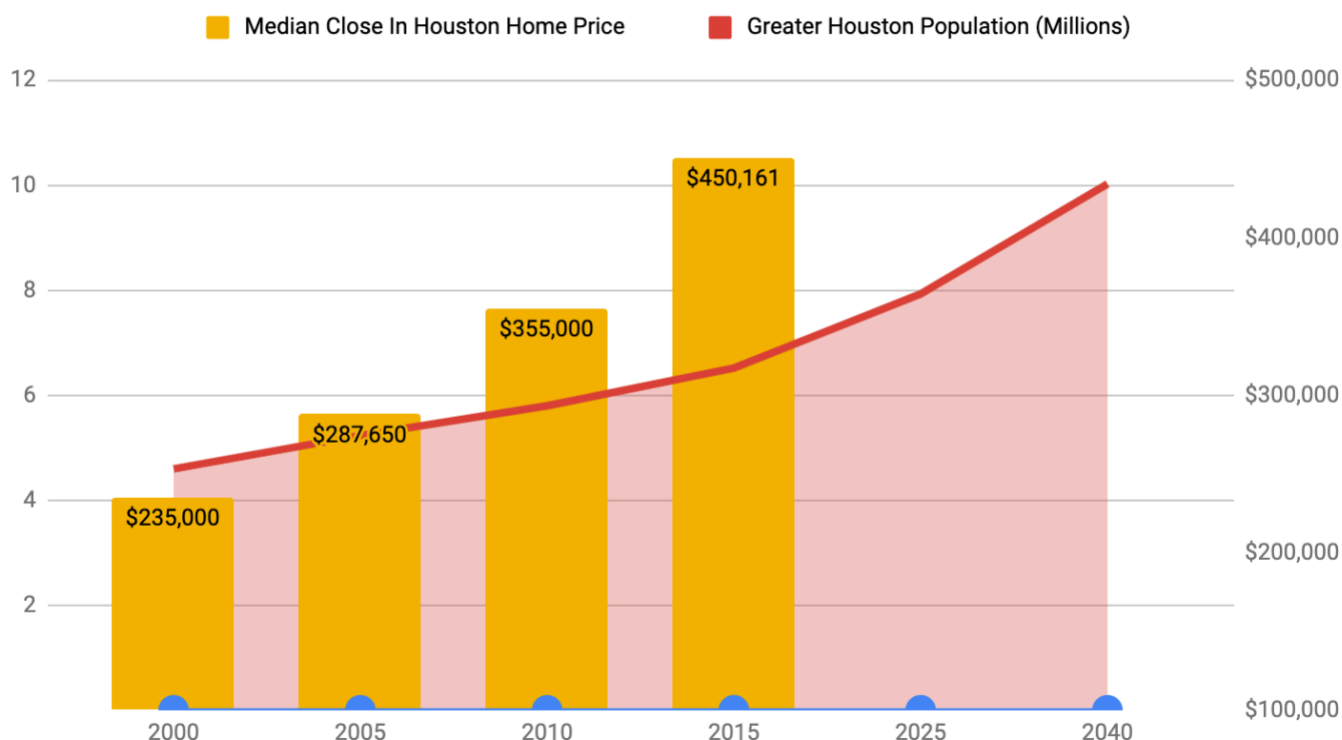
# Houston Real Estate Has Been A Great Investment



“Greater Houston’s population will surpass 10 million by the year 2040, up from roughly 7 million today.”

– *Houston MetroNext Study*

## Houston: Population Growth & Home Prices



***The #1 predictor of real estate prices is job growth.***

***Houston has created more jobs than any other major US metro area over last year.***



Questions? Contact:  
Paige Martin | 713-384-5177  
[Paige@HoustonProperties.com](mailto:Paige@HoustonProperties.com)

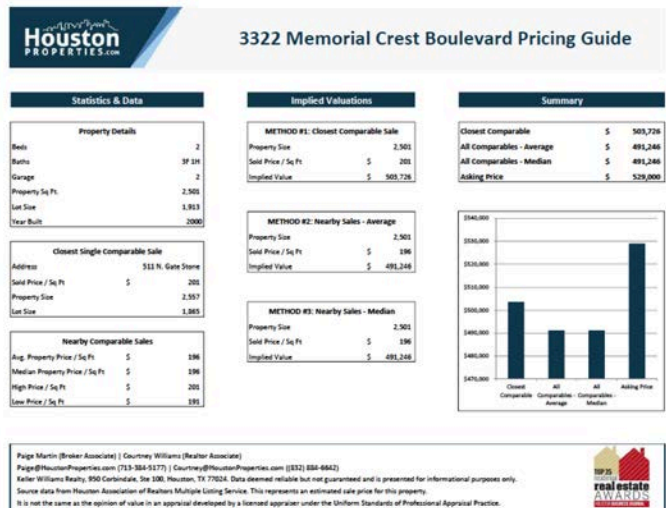


# The Houston Properties Team Helps You Avoid Mistakes



Find homes anywhere.  
Send them to us. Let us help you identify issues and ones to avoid.

We analyzed over 500,000 Houston home sales since 2000.



We complete comprehensive pricing analyses before any offers.

The biggest problems fell into one of four categories.

Our *Optimum Home Buying Experience* screens for both quality of life and resale/financial loss issues.

<b>Location Examples:</b> <ul style="list-style-type: none"> <li>Flood zones</li> <li>Railroads</li> <li>Highways / thoroughfares</li> <li>Schools</li> </ul>	<b>Structural Examples:</b> <ul style="list-style-type: none"> <li>Builder quality / reputation</li> <li>Foundation</li> <li>Plumbing / piping</li> <li>Roof</li> </ul>
<b>Interior Examples:</b> <ul style="list-style-type: none"> <li>Floor plan</li> <li>Layout</li> <li>Accuracy of stated home size</li> <li>Quality and fair value of upgrades</li> </ul>	<b>Pricing Examples:</b> <ul style="list-style-type: none"> <li>Land value</li> <li>Home value</li> <li>Current market trends</li> <li>Negotiation terms &amp; strategy</li> </ul>



Questions? Contact:  
Paige Martin | 713-384-5177  
[Paige@HoustonProperties.com](mailto:Paige@HoustonProperties.com)

# Paige Martin

## Houston Properties Team



**Broker Associate**

**713-384-5177**

[Paige@HoustonProperties.com](mailto:Paige@HoustonProperties.com)

As featured on *Fox News in the Morning*, *Reuters*, *Wall Street Journal*, *Houston Chronicle*, *Fortune*, *Forbes*, *Houston Business Journal*, and *Houston Magazine*, Paige Martin, a consistent Top Producing Keller Williams Broker and the lead of the Houston Properties Team, is ranked as one of the top residential Realtors in the world.

### Paige Martin's recent awards include:

- 2019: One of the Top 25 Residential Realtors in Houston, *Houston Business Journal*
- 2019: One of America's Best Real Estate Agents, *RealTrends.com*
- 2018: #5 Individual Agent, Keller Williams, Worldwide
- 2018: #1 Individual Agent, Keller Williams, Texas
- 2018: One of America's Best Real Estate Agents, *RealTrends.com*
- 2018: One of the Top 25 Residential Realtors in Houston, *Houston Business Journal*
- 2017: #9 Individual Agent, Keller Williams, Worldwide
- 2017: #1 Individual Agent, Keller Williams, Texas
- 2017: One of America's Best Real Estate Agents, *RealTrends.com*
- 2017: One of the 100 Most Influential Real Estate Agents in Texas, *Real Estate Executive*
- 2017: One of the Top 25 Residential Realtors in Houston, *Houston Business Journal*
- In addition to over 324 additional awards.

“We recently closed on our fourth real-estate transaction with Paige Martin as our Realtor®. We love her!”

Lindsay Bourg,  
Chief Accounting Officer

Paige was appointed by Houston's Mayor to the Downtown TIRZ board, and has been recognized for her philanthropic work by numerous organizations including the Houston Police Foundation, Citizens for Animal Protection, Houston Ballet, and Alley Theatre. Paige is a graduate of Baylor University.



**Questions? Contact:**

Paige Martin | 713-384-5177

[Paige@HoustonProperties.com](mailto:Paige@HoustonProperties.com)



# See What Our Clients Have To Say (Over 475 5-Star Reviews)



Our boutique Houston Properties Team has more 5-Star Google Reviews than any real estate organization in Houston (including those 50 times our size).

[Google "Houston Properties Team" and/or Paige Martin](#)

See our team's reviews on HAR:

[https://www.har.com/paige-martin/agent\\_PaMartin](https://www.har.com/paige-martin/agent_PaMartin)

See who we know in common:

<https://LinkedIn.com/in/HoustonTexasRealtor>



Questions? Contact:  
Paige Martin | 713-384-5177  
[Paige@HoustonProperties.com](mailto:Paige@HoustonProperties.com)

# Open Houses Are A Great Way To See Options

---



It's great to tour open houses.

**CAUTION:** Recently, we've seen a lot of open houses cancel at the last minute and/or already be under contract.



**Email me the open houses you want to attend, I can:**

- Confirm the home is still available;
- Confirm the open house is still on;
- Pull the disclosures for you;
- Highlight what you may want to look out for on your tour (both in the area and within the home);
- Give you a sense of how it's priced.

And then if you like it, we can tour it a second time together with a really critical eye.



Questions? Contact:  
Paige Martin | 713-384-5177  
[Paige@HoustonProperties.com](mailto:Paige@HoustonProperties.com)



# Step By Step Guide To Buying A Home In Houston



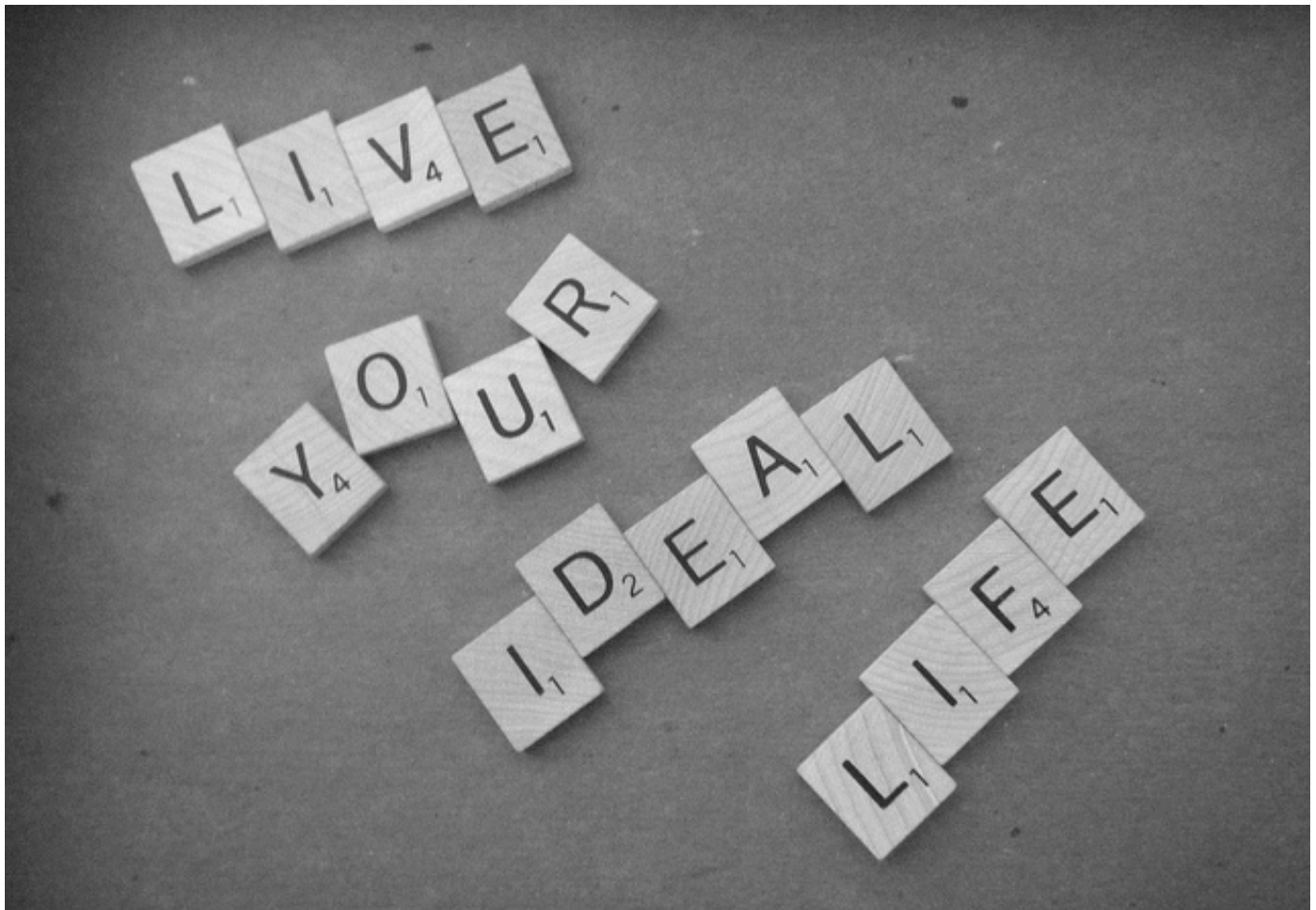
# The Optimum Home Buying Experience: The 58 Questions



Answer 58 questions upfront;

So you can say “yes” to the question afterwards:

“Are you 100% sure you found the right home for you?”



The right home helps families bring stability and joy to their life. This is the part of the discussion where your Houston Properties Team Realtor® brings out our proprietary questionnaire to help you ensure you’re finding the best home for you.



Questions? Contact:  
Paige Martin | 713-384-5177  
[Paige@HoustonProperties.com](mailto:Paige@HoustonProperties.com)



# VIP Buyer Loyalty Agreement (We're Free To You)



**Our VIP Buyer Loyalty Agreement states that as your buyer specialists, we will:**

- Help you secure the best financing program for your situation.
- Give you candid, diligent and honest assessments of any home's positive and negatives features. (We'll tell you the good, bad and the ugly.)
- Arrange a private showing of any property you want to see, including any new construction, bank-owned, and FSBO properties.
- Provide you neighborhood trends, market analytics, and a home value assessment for any property we're considering making an offer upon.
- Discuss the strategy for making an offer, as well as financing terms, interest rates, cost-to-close, possession date, inspections, termite/pest/environmental reports, and any questions you might have.
- Prepare an offer with terms, provisions, special stipulations, amendments, exhibits, and addendums weighted in your best interest.
- Present the offer on your behalf and negotiate in your favor to help you secure the property at the best possible price and terms.
- Recommend extremely competent affiliates that can help both with your home purchase, including legal advice, home inspections, appraisals, and warranties, as well as homeowner, hazard, and title insurance and any vendors your need during your home ownership.
- Always be available to answer any questions you might have.



**In return, you will:**

- Give us your candid feedback.
- Be loyal to us.
- (There is no cost to you.)



**Questions? Contact:**

Paige Martin | 713-384-5177

[Paige@HoustonProperties.com](mailto:Paige@HoustonProperties.com)

# Downtown Houston

Home to 3,500+ businesses with over 150,000 employees, Downtown is one of the most accessible neighborhoods in Houston.

The district is located at the heart of the Inner Loop and is one of the busiest and most exciting places to live in Houston.

Downtown residents enjoy:

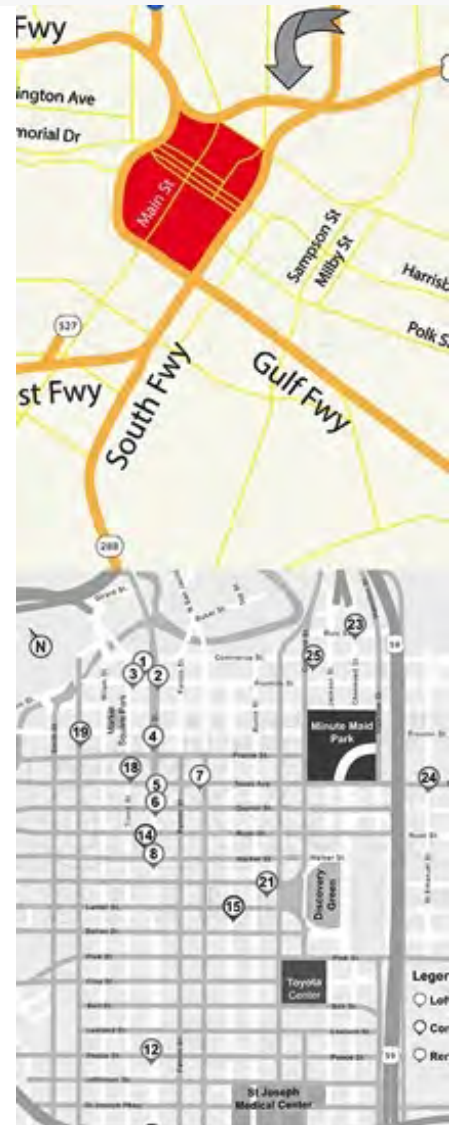
- **SUPERB ACCESSIBILITY:** Downtown features a network of tunnels and skywalks, several MetroRAIL stations and bus routes, Greenlink buses, and a number of Houston Bicycle stations.
- **GREAT DINING & CULTURAL OPTIONS:** In addition to the 400+ Yelp-rated dining and retail establishments, the district is home to the second largest theatre community in the United States.
- **CONDO LIVING:** The majority of Downtown's residential options are historic converted lofts and luxury high-rises which offer great "lock and leave" benefits.
- **LUXURY AMENITIES:** Building amenities vary, though most Downtown Houston condos offer rooftop terraces, conference rooms, fitness centers, and pools. Some feature 24-hour concierge and valet services.

Downtown – the largest business district in the city – is filled with residential and commercial skyscrapers; streets lined up with restaurants, bars, and clubs; parks; sports venues; and other entertainment areas.

The bustling Downtown area is made up of several smaller districts. The most notable ones include the Historic District, which features Market Square; the Ballpark District, home to the Minute Maid Park; and the Theatre District, a 17-block area with 4 major entertainment venues and 9 professional performing arts organizations.

The district also features a number of parks and green spaces, including Sam Houston Park, Tranquility Park, Root Square, and Market Square Park.

Downtown has 25 mid- and high-rise residential buildings, each with its own distinct character, style, and charm.



**View Downtown Houston Homes For Sale:**  
<http://HoustonProperties.com/Houston-Neighborhoods/Downtown>

**ONE OF HOUSTON'S TOP RANKED REALTORS**



One of Houston's most accessible neighborhoods, Midtown is located between (and just a short MetroRail ride away) from two of Texas' largest job centers: Downtown and the Texas Medical Center.

The neighborhood's popularity stems from its:

- **CENTRAL LOCATION:** Nestled between two major business districts, Midtown's best asset is its location. Commutes to downtown or the Med Center can take 5 minutes via METRORail, Uber, or bike.
- **EXCITING NIGHTLIFE AND DINING OPTIONS:** Midtown is home to over 340 Yelp-Rated establishments including top ranked restaurants, gyms, bars, diners, and shops.
- **EASY ACCESSIBILITY:** The neighborhood sits along major freeways (Gulf and Southwest) and thoroughfares (Main, Alabama, and Fannin Streets). Commuting is also easy via the METRORail Red Line, bus routes, and intercity buses.
- **UPSCALE CONDOS AND LOFTS:** Luxury loft living is a popular option in Midtown. The Edge, Rise Lofts, Midtown Vistas, and 2016 Main are all located within the neighborhood.

Midtown is a re-emerging mixed-use neighborhood located a stone's throw away from Houston's central business district.

New construction is common in the area, though Midtown is still among the most affordable areas in the Inner Loop. There is a wide variety of options available in Midtown, including townhomes, condos and lofts, patio homes, and single-family dwellings.

Townhomes and condos have become more popular in recent years. Following this trend, many Midtown single-family homes have been torn down and converted.

In addition to a vibrant street scene, Midtown also offers a parks and green spaces, including Bagby Park, Peggy's Point Plaza Park, Baldwin Park, and Elizabeth Glover Park.

When buying, be cautious about being located too close to popular nightlife (which can bring noise and resale issues). Consult your Realtor for advice on blocks and streets to watch.



**View Midtown Homes For Sale:**

<http://HoustonProperties.com/Houston-Neighborhoods/Midtown>

**ONE OF HOUSTON'S TOP RANKED REALTORS**

EaDo is one of Houston's most exciting neighborhoods, thanks to great access to downtown and over \$250 million in new development projects.

East Downtown's vibrant new appeal stems from:

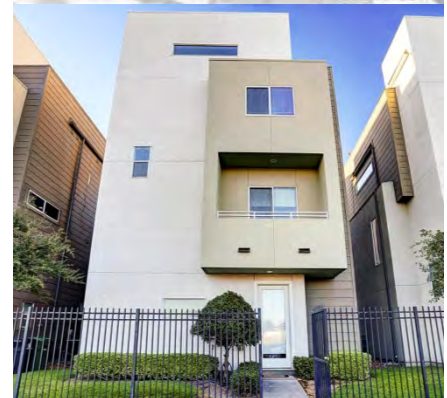
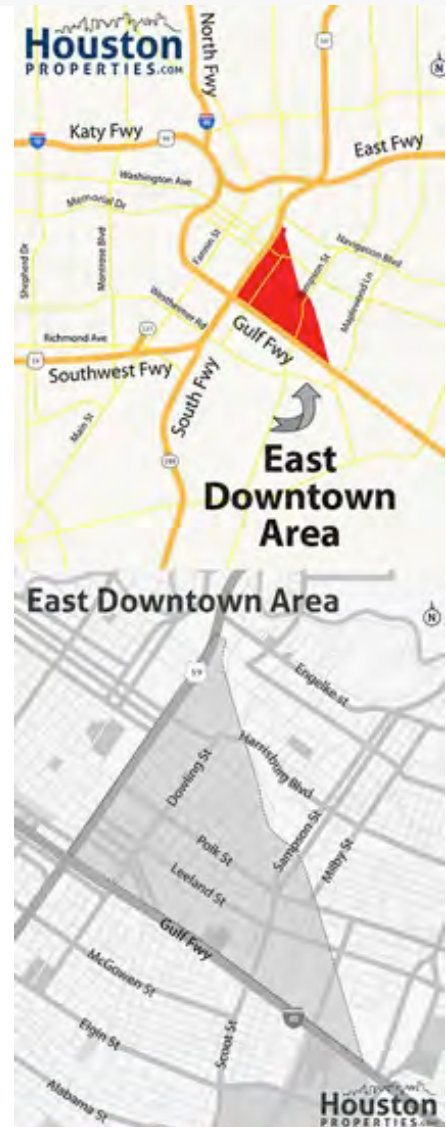
- **NEW DEVELOPMENT:** Over the last few years, developers have invested over \$250 million into EaDo. Notable developments include: BBVA Stadium, METRORail expansion, and dozens of new condo, townhome and retail complexes.
- **METRORAIL ACCESS:** EaDo is located along the METRORail Green and Purple Lines, connecting the neighborhood to downtown's Theatre District, the Second Ward, and the University of Houston.
- **PROXIMITY TO DOWNTOWN:** EaDo is next to downtown Houston. Downtown is home to 3,500+ companies and 200,000+ employees. The Medical Center and Houston Ship Channel are also easily accessible.
- **AFFORDABLE OPTIONS:** Despite the great appreciation rates, the median sale price in EaDo is still attractive compared to nearby neighborhoods like Midtown, Montrose, and Rice Military. One affordable, fabulous subdivision to consider is Eastwood.

East Downtown, affectionately known as EaDo, is one of Houston's re-emerging neighborhoods. It is prized for its central location, high accessibility, and wide variety sports and outdoor entertainment options nearby.

The BBVA Compass Stadium is within the district, while the Toyota Center, Minute Maid Park, Discovery Green and George R. Brown Convention Center are just across the freeway.

A surge in commercial development saw a number of highly rated new restaurants and bars open in EaDo. New apartment complexes and townhome developments have also taken root in the area.

The Columbia Tap Rail-Trail, a 4-mile rail-trail, cuts through the neighborhood, winding from Dowling Street near the BBVA Compass Stadium through Texas Southern University. The trail connects to the Brays Bayou Hike and Bike Trail.



**View East Downtown Houston Homes For Sale:**  
<http://HoustonProperties.com/Houston-Neighborhoods/EaDo>

**ONE OF HOUSTON'S TOP RANKED REALTORS**



# Are You Ready To Put Us To Work For You?



**Paige Martin**  
**Broker Associate**  
**Houston Properties Team**  
**Keller Williams Memorial Realty**  
**950 Corbindale St, Suite 100 Houston, TX 77024**  
**Cell 713-384-5177**  
**[Paige@HoustonProperties.com](mailto:Paige@HoustonProperties.com)**



## Disclosures

Equal Housing Opportunity: "We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing opportunity throughout the nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status, or national origin."

Copyright Information: This packet of information is the work product of Houston Properties Team and Paige M. Martin who reserves all rights to these works. The contents of this packet may not be reused or reproduced without the express written permission of Houston Properties Team. Houston Properties Team will pursue legal action against any entity, person or company using these website materials, in whole or in part, without permission. Copyright 2005-Present.

Content: The information provided in this packet of information was, in part, gathered from the Houston Association of Realtors Multiple Listing Service and/or the owners or managers of the featured properties. This data is presented to the user as a free service for informational purposes only. Content presence here does not indicate or imply any listing relationship, special relationship or business connection with the owners, managements, developers or lessees and Houston Properties Team or Paige Martin.

None of the pages in this packet constitute an advertisement of property for sale nor do they imply that Houston Properties Team currently have any listings for sale or lease at any displayed property. If Houston Properties Team has listings for sale, they will be marked as such on [HoustonProperties.com](http://HoustonProperties.com) and on the HAR.com website. In addition, the information provided herein does not suggest or imply that any real estate company currently has any properties listed for sale or lease at any building. Please contact Paige Martin for information on current market availability or if you have questions, concerns or comments about any information provided.

Houston Properties Team is not responsible for the accuracy of the content or updating any of these pages to reflect property or listing changes as they occur. Buyers should verify all information through property management, listing agent, or homeowner associations before making a decision to purchase.

If you believe that any of the content, images or general information of the packet is inaccurate or currently being used without the appropriate permissions, please email [pmm@houstonproperties.com](mailto:pmm@houstonproperties.com) with the specific page, image or piece of content and why you believe it is being used incorrectly or without the appropriate permissions. Your request will be investigated and follow up upon promptly.

Specific building policies and amenities listed are not guaranteed, and may only be in force on the specific date posted. The information contained herein may not accurately reflect the current market. No warranty or guarantee, express or implied, is made concerning the accuracy of any information provided herein, nor the suitability or marketability of any real property. All listings as offered for sale through Houston Properties Team, or any other listing broker, are offered to the public in strict compliance with all Fair Housing.



**Questions? Contact:**

Paige Martin | 713-384-5177

[Paige@HoustonProperties.com](mailto:Paige@HoustonProperties.com)



# Information About Brokerage Services

11-2-2015

*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.

## 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 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.

**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.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**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>Keller Williams Realty</u> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<u>9000862</u> License No.	<u>Klrw10@kw.com</u> Email	<u>(713)461-9393</u> Phone
<u>Michael Bossart</u> Designated Broker of Firm	<u>588215</u> License No.	<u>mbossart@kwmemorial.com</u> Email	<u>(713)461-9393</u> Phone
<u>Michael Bossart</u> Licensed Supervisor of Sales Agent/ Associate	<u>588215</u> License No.	<u>mbossart@kwmemorial.com</u> Email	<u>(713)461-9393</u> Phone
<u>Paige Martin</u> Sales Agent/Associate's Name	<u>510592</u> License No.	<u>paige @houstonproperties.com</u> Email	<u>(713)384-5177</u> 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)**

TAR 2501

IABS 1-0

Keller Williams Realty, 10497 Town & Country Way #120 Houston, TX 77024  
Paige Martin

Phone: 713.384.5177 Fax: 713.559.7654  
Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 [www.zipLogix.com](http://www.zipLogix.com)

Paige Martin