TYPES OF REAL ESTATE LICENSE HOLDERS:

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- Answer the client’s questions and present any offer to or counter-offer from the client; and
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<tr>
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<td>0499181</td>
<td><a href="mailto:klrw48@kw.com">klrw48@kw.com</a></td>
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<tr>
<td>Anne Lakusta</td>
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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0
Information About Brokerage Services

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Primary Assumed Business Name
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Designated Broker of Firm License No. Email Phone
Barbara Van Poole 0488893 barbara@vanpoole.com (972)608-0777
Licensed Supervisor of Sales Agent/ License No. Email Phone
Associate
Brianne Baucum 650955 brianne@vanpoole.com 972-608-0777
Sales Agent/Associate’s Name License No. Email Phone

Regulated by the Texas Real Estate Commission Information available at www.trec.texas.gov
Keller Williams Realty Preston, 5714 Kate Avenue Plano, TX 75024 Keller Williams Realty Preston, 5714 Kate Avenue Plano, TX 75024
Barbara Van Poole Barbara Van Poole
Phone: 972.608.0777 Phone: 972.608.0777
Fax: 972.468.7578 Fax: 972.468.7578
IABS 1-0 Date IABS 1-0 Date
Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com
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<th>Licensed Broker/Broker Firm Name or License No. Email Phone</th>
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<tr>
<td>Primary Assumed Business Name Anne Lakusta 0452271 <a href="mailto:klrw48@kw.com">klrw48@kw.com</a> (972)732-6000</td>
<td>Designated Broker of Firm License No. Email Phone</td>
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<tr>
<td>Associate Elisabeth Hawila 712228 <a href="mailto:elisabeth@vanpoole.com">elisabeth@vanpoole.com</a> 972-608-0777</td>
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Buyer/Tenant/Seller/Landlord Initials Date

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IABS 1-0 Date

Keller Williams Realty Preston, 5714 Kate Avenue Plano, TX 75024 Phone: 972.468.8777
Barbara Van Poole Fax: 972.468.7578 Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com
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):

1. Put the interests of the client above all others, including the broker’s own interests;
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| Designated Broker of Firm | License No. | Email | Phone |
| Tommy Flood | 0631001 | klrw48@kw.com | 972-732-6000 |
| Licensed Supervisor of Sales Agent/Associate | License No. | Email | Phone |
| Erica Smith | 0540155 | Erica@VanPoole.com | 972-608-0777 |
| Sales Agent/Associate’s Name | License No. | Email | Phone |

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| 699303     | join@vanpoole.com | (972) 608-0777 |

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<td>Nola Gwendolyn Poole</td>
<td>0515657</td>
<td><a href="mailto:Gwen@VanPoole.com">Gwen@VanPoole.com</a></td>
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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
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;
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**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:

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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.

<table>
<thead>
<tr>
<th>Keller Williams Dallas Preston Road</th>
<th>0499181</th>
<th><a href="mailto:klrw48@kw.com">klrw48@kw.com</a></th>
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</tr>
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<tr>
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<tr>
<td>or Primary Assumed Business Name</td>
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<tr>
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<td>Email</td>
<td>Phone</td>
</tr>
<tr>
<td>Tommy Flood</td>
<td>0631001</td>
<td><a href="mailto:klrw48@kw.com">klrw48@kw.com</a></td>
<td>972-732-6000</td>
</tr>
<tr>
<td>Licensed Supervisor of Sales Agent</td>
<td>License No.</td>
<td>Email</td>
<td>Phone</td>
</tr>
<tr>
<td>Macey Gloff</td>
<td>0660242</td>
<td><a href="mailto:Macey@VanPoole.com">Macey@VanPoole.com</a></td>
<td>972-608-0777</td>
</tr>
<tr>
<td>Sales Agent/Associate’s Name</td>
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IABS 1-0
TYPES OF REAL ESTATE LICENSE HOLDERS:

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- **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;
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<td><a href="mailto:Marie@VanPoole.com">Marie@VanPoole.com</a></td>
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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.

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Keller Williams Realty Preston Road 0499181 klrw48@kw.com (972)732-6000
Licensed Broker/Broker Firm Name or License No. Email Phone
Primary Assumed Business Name
Anne Lakusta 0452271 klrw48@kw.com (972)732-6000
Designated Broker of Firm License No. Email Phone
Barbara Van Poole 0488893 barbara@vanpoole.com (972)608-0777
Licensed Supervisor of Sales Agent/ License No. Email Phone
Associate
Randy Abshier 619223 randy@vanpoole.com 972-608-0777
Sales Agent/Associate's Name License No. Email Phone

Buyer/Tenant/Seller/Landlord Initials Date

Regulated by the Texas Real Estate Commission Information available at www.trec.texas.gov
11/2/2015 IABS 1-0 Date
Keller Williams Realty Preston, 5714 Kate Avenue Plano, TX 75024 Phone: 972.468.8777
Barbara Van Poole Fax: 972.468.7578 Test
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<td>Barbara Van Poole</td>
<td>0488893</td>
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<td>Sabre Dufrene</td>
<td>389</td>
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IABS 1-0 Date

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Barbara Van Poole 0488893 barbara@vanpoole.com (972)608-0777

Keller Williams Realty Preston, 5714 Kate Avenue Plano, TX 75024
Barbara Van Poole 0488893 barbara@vanpoole.com (972)608-0777

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Test
TYPES OF REAL ESTATE LICENSE HOLDERS:
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<td>0452271</td>
<td><a href="mailto:klrw48@kw.com">klrw48@kw.com</a></td>
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<tr>
<td>Sharmy McDonald</td>
<td>0639638</td>
<td><a href="mailto:Sharmy@VanPoole.com">Sharmy@VanPoole.com</a></td>
<td>972-608-0777</td>
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Buyer/Tenant/Seller/Landlord Initials Date
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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.

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• 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:
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  o that the owner will accept a price less than the written asking price;
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Keller Williams Realty Preston Road
Licensed Broker/Broker Firm Name or
Primary Assumed Business Name
Anne Lakusta
Designated Broker of Firm
Barbara Van Poole
Licensed Supervisor of Sales Agent/
Associate
Stephanie Sharpe
Sales Agent/Associate's Name

499181
0452271
0488893
718840

klrw48@kw.com
klrw48@kw.com
barbara@vanpoole.com
stephanie@vanpoole.com

Phone
Phone
Phone
Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
Information available at www.trec.texas.gov

Keller Williams Realty Preston, 5714 Kate Avenue Plano, TX 75024
Phone: 972.468.6777
Fax: 972.468.7578

Barbara Van Poole
Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com

IABS 1-0 Date

11/2/2015
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<tr>
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<th><a href="mailto:klrw48@kw.com">klrw48@kw.com</a></th>
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<th>Taylor Havins</th>
<th>0690726</th>
<th><a href="mailto:Taylor@VanPoole.com">Taylor@VanPoole.com</a></th>
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<tr>
<td>Anthony (Tony) Kennard, Jr.</td>
<td>718884</td>
<td><a href="mailto:tony@vanpoole.com">tony@vanpoole.com</a></td>
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<td>Kaitlin Davison</td>
<td>0587442</td>
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Phone: 972.468.8777  Fax: 972.468.7578

Barbara Van Poole

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