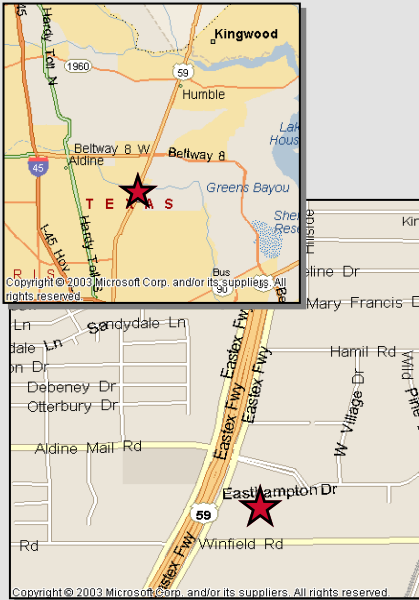


FOR LEASE

ALDINE MAIL CROSSING SHOPPING CENTER

NEC of Hwy 59 N and Aldine Mail Route
Houston, TX



REF #	AVAILABLE
1	975 SF
2	2,080 SF
3	2,080 SF



For Information, contact:

Shawn Ackerman

713-626-2828

shawnackerman@henrysmiller.com

Jason Du

713-626-2828

jasondu@henrysmiller.com

TRAFFIC COUNT

Hwy 59 N North of Aldine Mail Rte	193,000	cpd
Hwy 59 N South of Aldine Mail Rte	212,000	cpd
Aldine Mail Rte West of Hwy 59 N	20,930	cpd
Aldine Mail Rte East of Hwy 59 N	2,980	cpd



Henry S. Miller Brokerage, LLC

Since 1914

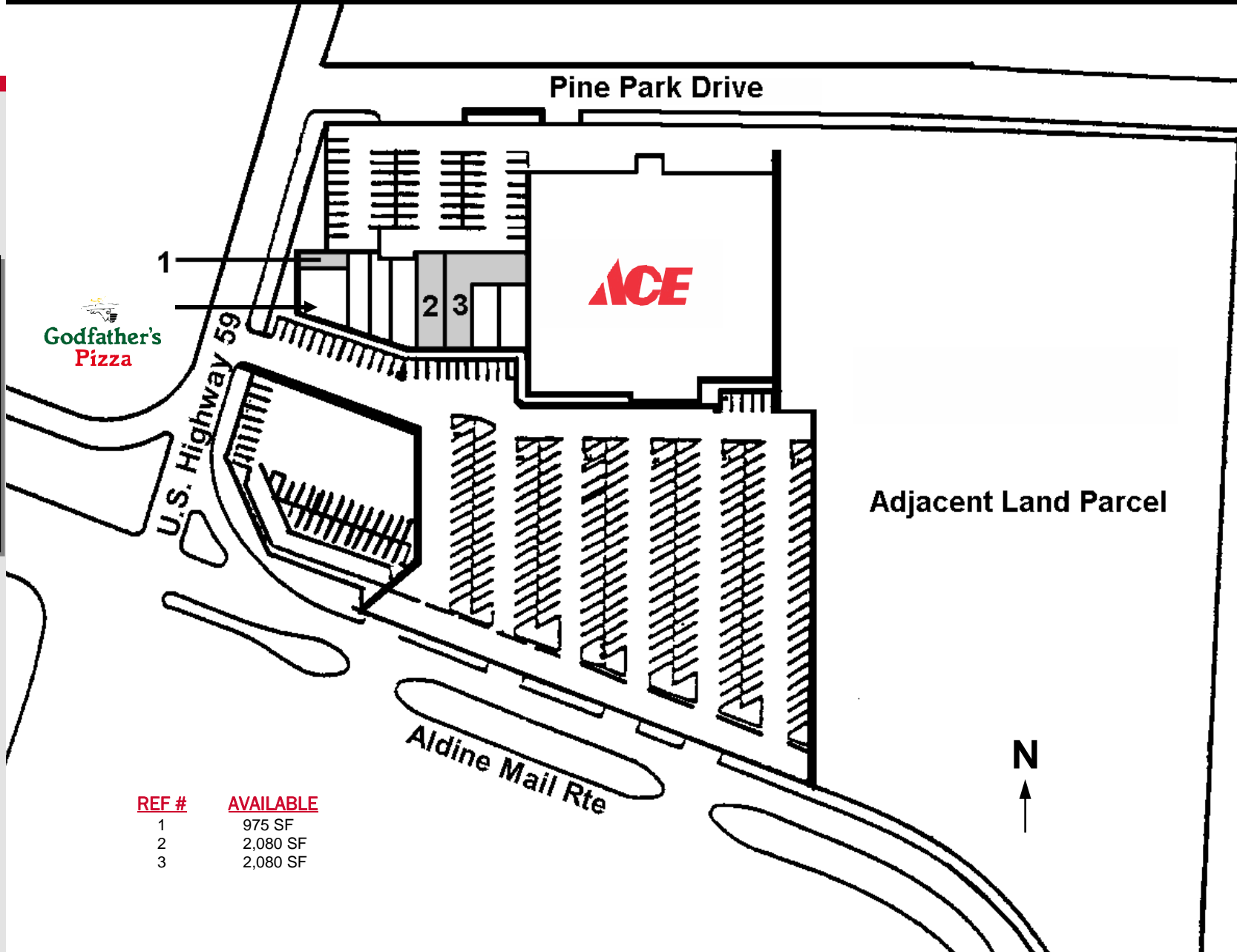
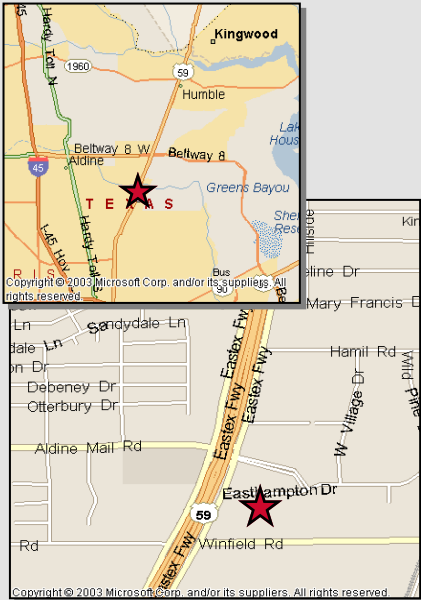
AUSTIN DALLAS FORT WORTH HOUSTON SAN ANTONIO

The above information is from sources believed to be reliable, but Henry S. Miller Brokerage, LLC has not verified the accuracy of the information. Henry S. Miller Brokerage, LLC makes no guarantee, warranty or representation as to the information, and assumes no responsibility for any error, omission or inaccuracy. The information is subject to the possibility of errors, omissions, changes of condition, including price or rental, or withdrawal without notice. Any projections, assumptions or estimates are for illustrative purposes only. Recipients should conduct their own investigation.

1800 W. Loop S.
Suite 1860
Houston, Texas 77027
Ph. (713) 626-2828
Fx. (713) 626-5277
www.henrysmiller.com

FOR LEASE

ALDINE MAIL CROSSING SHOPPING CENTER



REF #	AVAILABLE
1	975 SF
2	2,080 SF
3	2,080 SF

For Information, contact:

Shawn Ackerman

713-626-2828

shawnackerman@henrysmiller.com

Jason Du

713-626-2828

jasondu@henrysmiller.com



Henry S. Miller Brokerage, LLC

Since 1914

AUSTIN DALLAS FORT WORTH HOUSTON SAN ANTONIO

The above information is from sources believed to be reliable, but Henry S. Miller Brokerage, LLC has not verified the accuracy of the information. Henry S. Miller Brokerage, LLC makes no guarantee, warranty or representation as to the information, and assumes no responsibility for any error, omission or inaccuracy. The information is subject to the possibility of errors, omissions, changes of condition, including price or rental, or withdrawal without notice. Any projections, assumptions or estimates are for illustrative purposes only. Recipients should conduct their own investigation.

1800 W. Loop S.
Suite 1860
Houston, Texas 77027
Ph. (713) 626-2828
Fx. (713) 626-5277
www.henrysmiller.com

DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2007 Estimates & 2012 Projections

Calculated using Proportional Block Groups

Prepared By

Henry S. Miller Brokerage, LLC

Lat/Lon: 29.902358/-95.3094565

August 2009



RF5

5415 Aldine Mail Rd

Houston, Texas

	1.00 mi radius		3.00 mi radius		5.00 mi radius	
Population						
Estimated Population (2007)	9,312		71,908		169,332	
Census Population (1990)	7,493		61,566		137,622	
Census Population (2000)	9,040		67,586		157,439	
Projected Population (2012)	9,534		75,043		177,875	
Forecasted Population (2017)	9,806		79,169		189,185	
Historical Annual Growth (1990 to 2000)	1,546	2.1%	6,020	1.0%	19,817	1.4%
Historical Annual Growth (2000 to 2007)	272	0.4%	4,322	0.9%	11,893	1.1%
Projected Annual Growth (2007 to 2012)	222	0.5%	3,136	0.9%	8,542	1.0%
Est. Population Density (2007)	2,973.22 <i>psm</i>		2,576.32 <i>psm</i>		2,172.57 <i>psm</i>	
Trade Area Size	3.13 <i>sq mi</i>		27.91 <i>sq mi</i>		77.94 <i>sq mi</i>	
Households						
Estimated Households (2007)	2,629		20,445		48,693	
Census Households (1990)	2,232		17,816		41,081	
Census Households (2000)	2,597		19,453		45,846	
Projected Households (2012)	2,663		21,165		50,732	
Forecasted Households (2017)	2,697		22,097		53,402	
Households with Children (2007)	1,405	53.4%	10,641	52.0%	24,893	51.1%
Average Household Size (2007)	3.53		3.50		3.44	
Average Household Income						
Est. Average Household Income (2007)	\$45,108		\$43,128		\$41,766	
Proj. Average Household Income (2012)	\$47,456		\$45,494		\$44,027	
Average Family Income (2007)	\$48,632		\$46,176		\$44,977	
Median Household Income						
Est. Median Household Income (2007)	\$37,780		\$36,308		\$35,845	
Proj. Median Household Income (2012)	\$41,764		\$40,449		\$39,856	
Median Family Income (2007)	\$39,866		\$39,509		\$38,970	
Per Capita Income						
Est. Per Capita Income (2007)	\$13,387		\$12,661		\$12,602	
Proj. Per Capita Income (2012)	\$13,930		\$13,237		\$13,158	
Per Capita Income Est. 5 year change	\$543	4.1%	\$576	4.6%	\$555	4.4%
Other Income						
Est. Median Disposable Income (2007)	\$33,109		\$31,851		\$31,452	
Est. Median Disposable Income (2012)	\$36,180		\$35,033		\$34,590	
Disposable Income Est. 5 year change	\$3,071	9.3%	\$3,182	10.0%	\$3,138	10.0%
Est. Average Household Net Worth (2007)	\$337,436		\$351,518		\$349,606	
Daytime Demos						
Total Number of Businesses (2007)	211		1,696		4,646	
Total Number of Employees (2007)	2,335		19,471		57,197	
Company Headqtrs: Businesses (2007)	1	0.7%	12	0.7%	28	0.6%
Company Headqtrs: Employees (2007)	209	8.9%	1,086	5.6%	3,208	5.6%
Unemployment Rate (2007)	7.00%		6.90%		7.40%	
Employee Population per Business	11.1 to 1		11.5 to 1		12.3 to 1	
Residential Population per Business	44.2 to 1		42.4 to 1		36.5 to 1	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2007 Estimates & 2012 Projections

Calculated using Proportional Block Groups

Prepared By

Henry S. Miller Brokerage, LLC

Lat/Lon: 29.902358/-95.3094565

August 2009



RF5

5415 Aldine Mail Rd Houston, Texas

1.00 mi radius 3.00 mi radius 5.00 mi radius

Race & Ethnicity

White (2007)	4,517	48.5%	36,091	50.2%	84,954	50.2%
Black or African American (2007)	2,974	31.9%	20,561	28.6%	51,010	30.1%
American Indian & Alaska Native (2007)	53	0.6%	405	0.6%	911	0.5%
Asian (2007)	125	1.3%	1,109	1.5%	3,014	1.8%
Hawaiian & Pacific Islander (2007)	0		16	0.0%	55	0.0%
Other Race (2007)	1,456	15.6%	12,231	17.0%	25,950	15.3%
Two or More Races (2007)	188	2.0%	1,496	2.1%	3,437	2.0%
Not Hispanic or Latino Population (2007)	4,095	44.0%	31,062	43.2%	78,783	46.5%
Hispanic or Latino Population (2007)	5,217	56.0%	40,846	56.8%	90,550	53.5%
Not of Hispanic Origin Population (1990)	4,931	65.8%	40,308	65.5%	95,658	69.5%
Hispanic Origin Population (1990)	2,562	34.2%	21,258	34.5%	41,965	30.5%
Not Hispanic or Latino Population (2000)	4,474	49.5%	32,522	48.1%	81,415	51.7%
Hispanic or Latino Population (2000)	4,566	50.5%	35,064	51.9%	76,024	48.3%
Not Hispanic or Latino Population (2012)	3,930	41.2%	30,582	40.8%	78,097	43.9%
Hispanic or Latino Population (2012)	5,604	58.8%	44,462	59.2%	99,778	56.1%
Hist. Hispanic Ann Growth (1990 to 2007)	2,655	6.1%	19,587	5.4%	48,585	6.8%
Proj. Hispanic Ann Growth (2007 to 2012)	387	1.5%	3,616	1.8%	9,228	2.0%

Age Distribution

Age 0 to 4 yrs (2007)	942	10.1%	6,891	9.6%	15,936	9.4%
Age 5 to 9 yrs (2007)	898	9.6%	6,446	9.0%	15,289	9.0%
Age 10 to 14 yrs (2007)	833	8.9%	6,062	8.4%	14,316	8.5%
Age 15 to 19 yrs (2007)	753	8.1%	5,904	8.2%	13,797	8.1%
Age 20 to 24 yrs (2007)	715	7.7%	5,411	7.5%	12,400	7.3%
Age 25 to 29 yrs (2007)	638	6.9%	4,601	6.4%	10,907	6.4%
Age 30 to 34 yrs (2007)	684	7.3%	4,853	6.7%	11,611	6.9%
Age 35 to 39 yrs (2007)	665	7.1%	4,753	6.6%	11,478	6.8%
Age 40 to 44 yrs (2007)	598	6.4%	4,443	6.2%	10,810	6.4%
Age 45 to 49 yrs (2007)	569	6.1%	4,503	6.3%	10,871	6.4%
Age 50 to 54 yrs (2007)	527	5.7%	4,517	6.3%	10,482	6.2%
Age 55 to 59 yrs (2007)	503	5.4%	4,468	6.2%	9,750	5.8%
Age 60 to 64 yrs (2007)	410	4.4%	3,616	5.0%	8,098	4.8%
Age 65 to 74 yrs (2007)	361	3.9%	3,561	5.0%	8,738	5.2%
Age 75 to 84 yrs (2007)	171	1.8%	1,469	2.0%	3,789	2.2%
Age 85 yrs plus (2007)	44	0.5%	411	0.6%	1,058	0.6%
Median Age (2007)	28.3	yrs	30.2	yrs	30.2	yrs

Gender Age Distribution

Female Population (2007)	4,609	49.5%	36,037	50.1%	84,505	49.9%
Age 0 to 19 yrs (2007)	1,674	36.3%	12,516	34.7%	29,283	34.7%
Age 20 to 64 yrs (2007)	2,622	56.9%	20,557	57.0%	47,775	56.5%
Age 65 yrs plus (2007)	314	6.8%	2,963	8.2%	7,446	8.8%
Female Median Age (2007)	29.3	yrs	31.2	yrs	31.2	yrs
Male Population (2007)	4,703	50.5%	35,871	49.9%	84,828	50.1%
Age 0 to 19 yrs (2007)	1,753	37.3%	12,787	35.6%	30,055	35.4%
Age 20 to 64 yrs (2007)	2,688	57.2%	20,606	57.4%	48,633	57.3%
Age 65 yrs plus (2007)	262	5.6%	2,478	6.9%	6,139	7.2%
Male Median Age (2007)	27.3	yrs	29.1	yrs	29.2	yrs

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2007 Estimates & 2012 Projections

Calculated using Proportional Block Groups

Prepared By

Henry S. Miller Brokerage, LLC

Lat/Lon: 29.902358/-95.3094565

August 2009



RF5

5415 Aldine Mail Rd Houston, Texas

1.00 mi radius 3.00 mi radius 5.00 mi radius

Household Income Distribution

HH Income \$200,000 or More (2007)	41	1.6%	264	1.3%	579	1.2%
HH Income \$150,000 to \$199,999 (2007)	25	0.9%	176	0.9%	523	1.1%
HH Income \$100,000 to \$149,999 (2007)	133	5.1%	1,142	5.6%	2,505	5.1%
HH Income \$75,000 to \$99,999 (2007)	269	10.2%	2,017	9.9%	4,158	8.5%
HH Income \$50,000 to \$74,999 (2007)	460	17.5%	3,533	17.3%	8,780	18.0%
HH Income \$35,000 to \$49,999 (2007)	459	17.5%	3,207	15.7%	7,799	16.0%
HH Income \$25,000 to \$34,999 (2007)	382	14.5%	2,980	14.6%	6,945	14.3%
HH Income \$15,000 to \$24,999 (2007)	355	13.5%	3,002	14.7%	7,208	14.8%
HH Income \$0 to \$14,999 (2007)	504	19.2%	4,124	20.2%	10,197	20.9%
HH Income \$35,000+ (2007)	1,387	52.8%	10,338	50.6%	24,344	50.0%
HH Income \$75,000+ (2007)	468	17.8%	3,598	17.6%	7,765	15.9%

Housing

Total Housing Units (2007)	2,962		22,915		55,191	
Housing Units, Occupied (2007)	2,629	88.7%	20,445	89.2%	48,693	88.2%
<i>Housing Units, Owner-Occupied (2007)</i>	1,467	55.8%	14,028	68.6%	33,274	68.3%
<i>Housing Units, Renter-Occupied (2007)</i>	1,162	44.2%	6,416	31.4%	15,420	31.7%
Housing Units, Vacant (2007)	333	11.3%	2,471	10.8%	6,497	11.8%
Median Years in Residence (2007)	3.2	yrs	3.9	yrs	3.7	yrs

Marital Status

Never Married (2007)	1,965	29.6%	15,780	30.0%	37,875	30.6%
Now Married (2007)	3,199	48.2%	24,736	47.1%	56,655	45.7%
Separated (2007)	659	9.9%	4,741	9.0%	11,411	9.2%
Widowed (2007)	318	4.8%	2,920	5.6%	6,953	5.6%
Divorced (2007)	493	7.4%	4,344	8.3%	10,941	8.8%

Household Type

Population Family (2007)	8,508	91.4%	66,712	92.8%	155,261	91.7%
Population Non-Family (2007)	759	8.2%	4,869	6.8%	12,323	7.3%
Population Group Qtrs (2007)	45	0.5%	326	0.5%	1,748	1.0%
Family Households (2007)	2,058	78.3%	16,375	80.1%	38,336	78.7%
Married Couple With Children (2007)	864	27.0%	6,707	27.1%	15,678	27.7%
Average Family Household Size (2007)	4.13		4.07		4.05	
Non-Family Households (2007)	570	21.7%	4,069	19.9%	10,358	21.3%

Household Size

1 Person Household (2007)	475	18.1%	3,503	17.1%	8,861	18.2%
2 Person Households (2007)	599	22.8%	4,832	23.6%	11,516	23.6%
3 Person Households (2007)	466	17.7%	3,709	18.1%	8,801	18.1%
4 Person Households (2007)	446	17.0%	3,569	17.5%	8,418	17.3%
5 Person Households (2007)	325	12.4%	2,509	12.3%	5,826	12.0%
6+ Person Households (2007)	317	12.1%	2,324	11.4%	5,271	10.8%

Household Vehicles

Total Vehicles Available (2007)	4,280		35,365		83,504	
Household: 0 Vehicles Available (2007)	246	9.4%	1,759	8.6%	4,132	8.5%
Household: 1 Vehicles Available (2007)	1,035	39.4%	7,238	35.4%	17,532	36.0%
Household: 2+ Vehicles Available (2007)	1,348	51.3%	11,448	56.0%	27,029	55.5%
Average Vehicles Per Household (2007)	1.6		1.7		1.7	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2007 Estimates & 2012 Projections

Calculated using Proportional Block Groups

Prepared By

Henry S. Miller Brokerage, LLC

Lat/Lon: 29.902358/-95.3094565

August 2009



RF5

5415 Aldine Mail Rd Houston, Texas

	1.00 mi radius		3.00 mi radius		5.00 mi radius	
Labor Force						
Est. Labor: Population Age 16+ (2007)	6,484		51,342		121,035	
Est. Civilian Employed (2007)	3,744	57.7%	29,111	56.7%	67,300	55.6%
Est. Civilian Unemployed (2007)	454	7.0%	3,552	6.9%	8,965	7.4%
Est. in Armed Forces (2007)	0		12		26	
Est. not in Labor Force (2007)	2,286	35.3%	18,667	36.4%	44,744	37.0%

Occupation						
Occupation: Population Age 16+ (2000)	3,269		24,259		54,936	
Mgmt, Business, & Financial Operations (2000)	194	5.9%	1,211	5.0%	3,079	5.6%
Professional and Related (2000)	258	7.9%	2,086	8.6%	4,549	8.3%
Service (2000)	715	21.9%	4,684	19.3%	10,022	18.2%
Sales and Office (2000)	806	24.7%	6,259	25.8%	14,594	26.6%
Farming, Fishing, and Forestry (2000)	8	0.2%	105	0.4%	117	0.2%
Construct, Extraction, & Maintenance (2000)	705	21.6%	4,593	18.9%	10,677	19.4%
Production, Transp. & Material Moving (2000)	584	17.9%	5,322	21.9%	11,899	21.7%
Percent White Collar Workers (2000)	38.5%		39.4%		40.5%	
Percent Blue Collar Workers (2000)	61.5%		60.6%		59.5%	

Consumer Expenditure (in \$,000,000s)						
Total Household Expenditure (2007)	\$107		\$810		\$1,892	
Total Non-Retail Expenditures (2007)	\$61	57.4%	\$465	57.4%	\$1,084	57.3%
Total Retail Expenditures (2007)	\$46	42.6%	\$346	42.6%	\$808	42.7%
Apparel (2007)	\$5	4.8%	\$39	4.8%	\$91	4.8%
Contributions (2007)	\$4	3.4%	\$27	3.3%	\$63	3.3%
Education (2007)	\$2	2.2%	\$18	2.2%	\$42	2.2%
Entertainment (2007)	\$6	5.5%	\$45	5.5%	\$104	5.5%
Food And Beverages (2007)	\$17	15.9%	\$129	15.9%	\$301	15.9%
Furnishings And Equipment (2007)	\$4	4.2%	\$34	4.2%	\$78	4.1%
Gifts (2007)	\$3	2.4%	\$20	2.4%	\$46	2.4%
Health Care (2007)	\$7	6.3%	\$52	6.4%	\$121	6.4%
Household Operations (2007)	\$4	3.4%	\$27	3.4%	\$64	3.4%
Miscellaneous Expenses (2007)	\$2	1.7%	\$14	1.7%	\$32	1.7%
Personal Care (2007)	\$2	1.5%	\$12	1.5%	\$28	1.5%
Personal Insurance (2007)	\$1	1.0%	\$8	1.0%	\$18	1.0%
Reading (2007)	\$0		\$3	0.3%	\$6	0.3%
Shelter (2007)	\$20	19.1%	\$155	19.1%	\$362	19.2%
Tobacco (2007)	\$1	0.7%	\$6	0.7%	\$14	0.7%
Transportation (2007)	\$22	20.2%	\$164	20.2%	\$381	20.2%
Utilities (2007)	\$8	7.4%	\$60	7.4%	\$140	7.4%

Educational Attainment						
Adult Population (25 Years or Older) (2007)	5,171		41,194		97,594	
Elementary (0 to 8) (2007)	1,187	23.0%	9,287	22.5%	21,301	21.8%
Some High School (9 to 11) (2007)	995	19.2%	7,542	18.3%	17,796	18.2%
High School Graduate (12) (2007)	1,594	30.8%	13,249	32.2%	31,780	32.6%
Some College (13 to 16) (2007)	807	15.6%	6,265	15.2%	14,719	15.1%
Associate Degree Only (2007)	146	2.8%	1,283	3.1%	3,382	3.5%
Bachelor Degree Only (2007)	291	5.6%	2,370	5.8%	5,741	5.9%
Graduate Degree (2007)	152	2.9%	1,198	2.9%	2,876	2.9%

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2007 Estimates & 2012 Projections

Calculated using Proportional Block Groups

Prepared By

Henry S. Miller Brokerage, LLC

Lat/Lon: 29.902358/-95.3094565

August 2009



RF5

5415 Aldine Mail Rd Houston, Texas

Units In Structure

	1.00 mi radius		3.00 mi radius		5.00 mi radius	
1 Detached Unit (2000)	1,390	50.2%	14,914	72.4%	35,405	72.0%
1 Attached Unit (2000)	289	10.4%	765	3.7%	1,674	3.4%
2 to 4 Units (2000)	234	8.5%	568	2.8%	1,954	4.0%
5 to 9 Units (2000)	155	5.6%	373	1.8%	1,029	2.1%
10 to 19 Units (2000)	67	2.4%	263	1.3%	782	1.6%
20 to 49 Units (2000)	16	0.6%	94	0.5%	419	0.9%
50 or more Units (2000)	344	12.4%	1,754	8.5%	2,784	5.7%
Mobile Home or Trailer (2000)	275	9.9%	1,865	9.0%	5,059	10.3%
Other Structure (2000)	0		16	0.1%	58	0.1%

Homes Built By Year

Homes Built 1999 to 2000	4	0.1%	124	0.6%	855	1.7%
Homes Built 1995 to 1998	72	2.6%	497	2.4%	1,950	4.0%
Homes Built 1990 to 1994	124	4.5%	523	2.5%	1,496	3.0%
Homes Built 1980 to 1989	327	11.8%	2,309	11.2%	5,934	12.1%
Homes Built 1970 to 1979	1,189	42.9%	6,944	33.7%	13,644	27.8%
Homes Built 1960 to 1969	724	26.1%	6,061	29.4%	12,275	25.0%
Homes Built 1950 to 1959	173	6.2%	2,697	13.1%	8,021	16.3%
Homes Built Before 1949	157	5.7%	1,456	7.1%	4,990	10.1%

Home Values

Home Values \$1,000,000 or More (2000)	8	0.7%	16	0.1%	31	0.1%
Home Values \$500,000 to \$999,999 (2000)	0		6	0.1%	43	0.2%
Home Values \$400,000 to \$499,999 (2000)	0		3	0.0%	7	0.0%
Home Values \$300,000 to \$399,999 (2000)	0		5	0.0%	20	0.1%
Home Values \$200,000 to \$299,999 (2000)	0		8	0.1%	43	0.2%
Home Values \$150,000 to \$199,999 (2000)	5	0.5%	133	1.2%	259	1.0%
Home Values \$100,000 to \$149,999 (2000)	2	0.2%	132	1.2%	697	2.7%
Home Values \$70,000 to \$99,999 (2000)	165	14.2%	1,363	12.1%	3,548	13.8%
Home Values \$50,000 to \$69,999 (2000)	415	35.7%	3,767	33.4%	7,578	29.4%
Home Values \$25,000 to \$49,999 (2000)	429	36.9%	4,807	42.7%	10,643	41.3%
Home Values \$0 to \$24,999 (2000)	137	11.8%	1,028	9.1%	2,925	11.3%
Owner Occupied Median Home Value (2000)	\$47,610		\$48,865		\$48,808	
Renter Occupied Median Rent (2000)	\$442		\$334		\$301	

Transportation To Work

Drive to Work Alone (2000)	2,112	64.6%	16,894	69.6%	38,120	69.4%
Drive to Work in Carpool (2000)	910	27.8%	5,503	22.7%	12,017	21.9%
Travel to Work - Public Transportation (2000)	107	3.3%	825	3.4%	2,181	4.0%
Drive to Work on Motorcycle (2000)	0		20	0.1%	48	0.1%
Walk or Bicycle to Work (2000)	91	2.8%	436	1.8%	908	1.7%
Other Means (2000)	16	0.5%	253	1.0%	783	1.4%
Work at Home (2000)	33	1.0%	335	1.4%	895	1.6%

Travel Time

Travel to Work in 14 Minutes or Less (2000)	482	14.9%	4,031	16.8%	8,430	15.6%
Travel to Work in 14 to 29 Minutes (2000)	1,033	31.9%	7,634	31.9%	17,645	32.6%
Travel to Work in 30 to 59 Minutes (2000)	1,437	44.4%	10,070	42.1%	22,460	41.5%
Travel to Work in 60 Minutes or More (2000)	284	8.8%	2,195	9.2%	5,521	10.2%
Average Travel Time to Work (2000)	28.5	mins	28.9	mins	30.3	mins

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

