

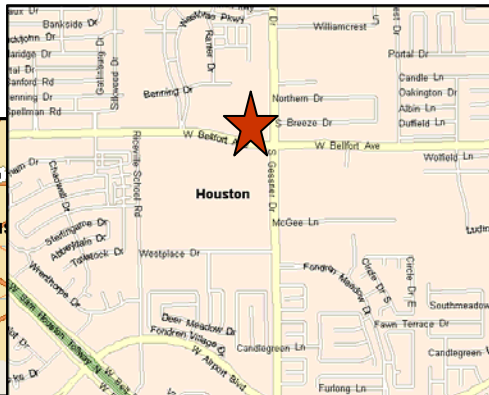


Henry S. Miller Brokerage, LLC
Since 1914

Belfort Square

Gessner & W. Belfort

**Retail Center
for Lease**



TRAFFIC COUNT

Gessner north of W. Belfort	22,430 cpd
Gessner south of W. Belfort	20,180 cpd
W. Belfort west of Gessner	21,960 cpd
W Belfort east of Gessner	28,440 cpd

For Information, contact:

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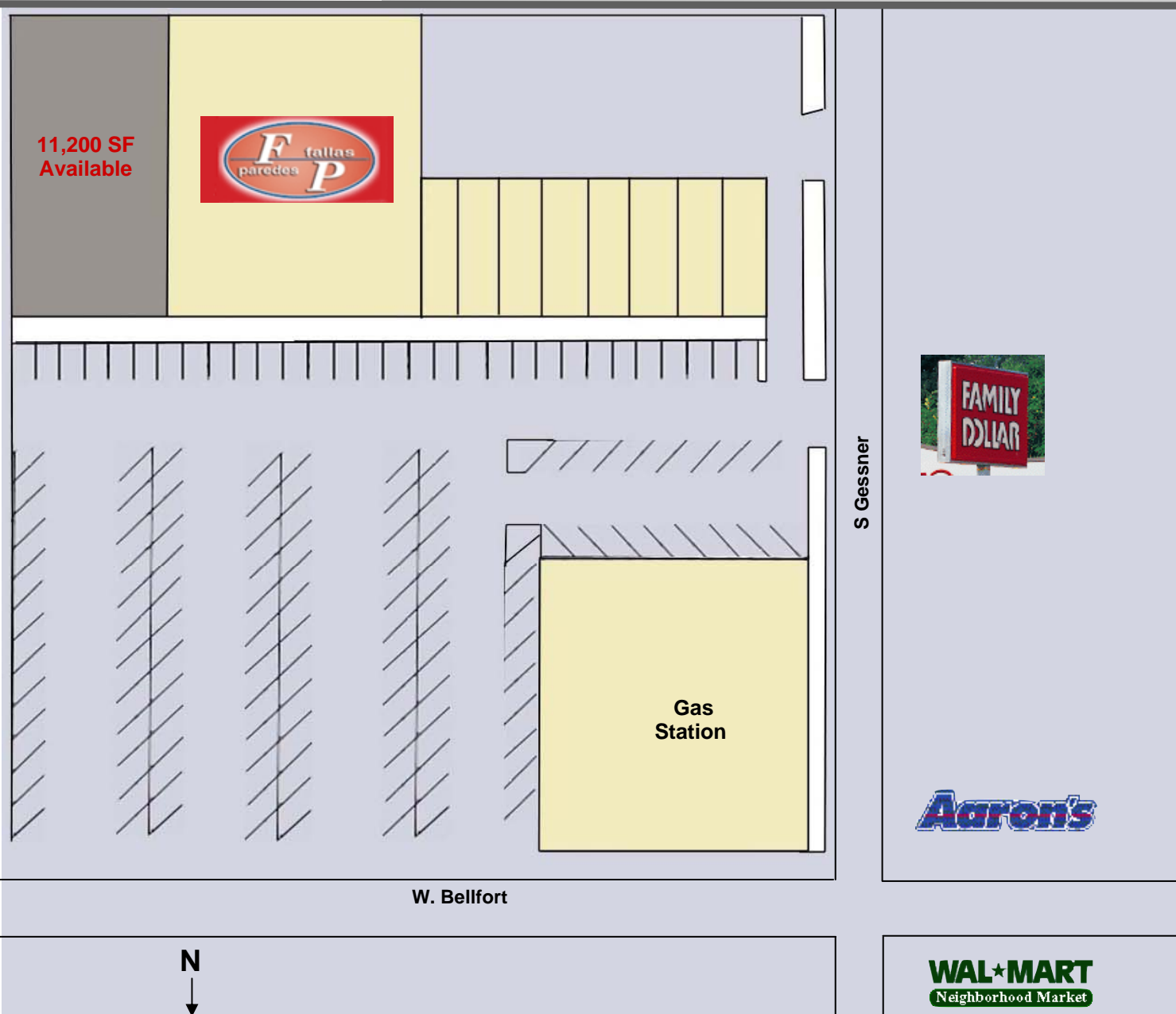
Henry S. Miller Brokerage, LLC

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AUSTIN DALLAS FORT WORTH HOUSTON SAN ANTONIO

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Calculated using Proportional Block Groups

Prepared By

Henry S. Miller Brokerage, LLC

Lat/Lon: 29.655784/-95.52801

August 2009



RF5

S Gessner Dr & W Belfort St Houston, Texas

	1.00 mi radius	2.00 mi radius	3.00 mi radius
Population			
Estimated Population (2007)	20,961	92,415	176,096
Census Population (1990)	15,108	67,100	129,355
Census Population (2000)	19,347	85,530	164,472
Projected Population (2012)	22,143	97,117	184,348
Forecasted Population (2017)	23,692	103,538	195,357
Historical Annual Growth (1990 to 2000)	4,238 2.8%	18,430 2.7%	35,117 2.7%
Historical Annual Growth (2000 to 2007)	1,614 1.2%	6,885 1.2%	11,624 1.0%
Projected Annual Growth (2007 to 2012)	1,182 1.1%	4,702 1.0%	8,253 0.9%
Est. Population Density (2007)	6,683.99 <i>psm</i>	7,397.92 <i>psm</i>	6,288.69 <i>psm</i>
Trade Area Size	3.14 <i>sq mi</i>	12.49 <i>sq mi</i>	28.00 <i>sq mi</i>
Households			
Estimated Households (2007)	7,720	33,818	63,230
Census Households (1990)	5,926	27,687	52,813
Census Households (2000)	7,212	31,843	60,309
Projected Households (2012)	8,096	35,164	65,331
Forecasted Households (2017)	8,583	36,992	68,085
Households with Children (2007)	3,212 41.6%	14,427 42.7%	26,622 42.1%
Average Household Size (2007)	2.71	2.72	2.77
Average Household Income			
Est. Average Household Income (2007)	\$59,300	\$49,391	\$50,093
Proj. Average Household Income (2012)	\$63,317	\$52,720	\$53,165
Average Family Income (2007)	\$67,317	\$55,743	\$56,386
Median Household Income			
Est. Median Household Income (2007)	\$53,102	\$44,640	\$44,930
Proj. Median Household Income (2012)	\$59,514	\$50,051	\$50,187
Median Family Income (2007)	\$60,618	\$50,165	\$50,387
Per Capita Income			
Est. Per Capita Income (2007)	\$22,009	\$18,282	\$18,432
Proj. Per Capita Income (2012)	\$23,316	\$19,297	\$19,293
Per Capita Income Est. 5 year change	\$1,307 5.9%	\$1,016 5.6%	\$862 4.7%
Other Income			
Est. Median Disposable Income (2007)	\$44,533	\$38,043	\$38,223
Est. Median Disposable Income (2012)	\$48,907	\$41,993	\$42,127
Disposable Income Est. 5 year change	\$4,374 9.8%	\$3,950 10.4%	\$3,903 10.2%
Est. Average Household Net Worth (2007)	\$473,043	\$356,288	\$367,995
Daytime Demos			
Total Number of Businesses (2007)	477	2,391	5,816
Total Number of Employees (2007)	3,413	22,797	63,078
Company Headqtrs: Businesses (2007)	0 0	3 0.1%	16 0.3%
Company Headqtrs: Employees (2007)	0 0	128 0.6%	1,154 1.8%
Unemployment Rate (2007)	5.30%	6.90%	6.70%
Employee Population per Business	7.2 to 1	9.5 to 1	10.8 to 1
Residential Population per Business	44.0 to 1	38.7 to 1	30.3 to 1

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Race & Ethnicity

White (2007)	7,500	35.8%	34,685	37.5%	76,958	43.7%
Black or African American (2007)	9,665	46.1%	40,817	44.2%	61,447	34.9%
American Indian & Alaska Native (2007)	30	0.1%	231	0.2%	576	0.3%
Asian (2007)	2,194	10.5%	6,117	6.6%	14,602	8.3%
Hawaiian & Pacific Islander (2007)	9	0.0%	49	0.1%	111	0.1%
Other Race (2007)	1,122	5.4%	8,437	9.1%	18,073	10.3%
Two or More Races (2007)	441	2.1%	2,079	2.2%	4,328	2.5%
Not Hispanic or Latino Population (2007)	16,005	76.4%	61,991	67.1%	110,636	62.8%
Hispanic or Latino Population (2007)	4,956	23.6%	30,424	32.9%	65,460	37.2%
Not of Hispanic Origin Population (1990)	13,669	90.5%	58,467	87.1%	108,484	83.9%
Hispanic Origin Population (1990)	1,439	9.5%	8,633	12.9%	20,871	16.1%
Not Hispanic or Latino Population (2000)	16,305	84.3%	63,448	74.2%	114,366	69.5%
Hispanic or Latino Population (2000)	3,041	15.7%	22,082	25.8%	50,105	30.5%
Not Hispanic or Latino Population (2012)	15,937	72.0%	61,384	63.2%	109,238	59.3%
Hispanic or Latino Population (2012)	6,206	28.0%	35,733	36.8%	75,111	40.7%
Hist. Hispanic Ann Growth (1990 to 2007)	3,516	14.4%	21,790	14.8%	44,589	12.6%
Proj. Hispanic Ann Growth (2007 to 2012)	1,251	5.0%	5,309	3.5%	9,651	2.9%

Age Distribution

Age 0 to 4 yrs (2007)	1,928	9.2%	9,306	10.1%	17,390	9.9%
Age 5 to 9 yrs (2007)	1,736	8.3%	7,932	8.6%	14,814	8.4%
Age 10 to 14 yrs (2007)	1,564	7.5%	6,759	7.3%	12,655	7.2%
Age 15 to 19 yrs (2007)	1,416	6.8%	6,271	6.8%	11,830	6.7%
Age 20 to 24 yrs (2007)	1,280	6.1%	7,002	7.6%	13,379	7.6%
Age 25 to 29 yrs (2007)	1,425	6.8%	7,169	7.8%	13,880	7.9%
Age 30 to 34 yrs (2007)	1,573	7.5%	7,317	7.9%	14,102	8.0%
Age 35 to 39 yrs (2007)	1,616	7.7%	7,059	7.6%	13,350	7.6%
Age 40 to 44 yrs (2007)	1,609	7.7%	6,707	7.3%	12,472	7.1%
Age 45 to 49 yrs (2007)	1,650	7.9%	6,592	7.1%	12,009	6.8%
Age 50 to 54 yrs (2007)	1,561	7.4%	5,913	6.4%	10,781	6.1%
Age 55 to 59 yrs (2007)	1,201	5.7%	4,545	4.9%	8,722	5.0%
Age 60 to 64 yrs (2007)	766	3.7%	3,155	3.4%	6,459	3.7%
Age 65 to 74 yrs (2007)	921	4.4%	3,884	4.2%	8,233	4.7%
Age 75 to 84 yrs (2007)	529	2.5%	2,101	2.3%	4,492	2.6%
Age 85 yrs plus (2007)	184	0.9%	703	0.8%	1,527	0.9%
Median Age (2007)	33.0	yrs	30.9	yrs	31.3	yrs

Gender Age Distribution

Female Population (2007)	11,219	53.5%	48,316	52.3%	90,589	51.4%
Age 0 to 19 yrs (2007)	3,404	30.3%	15,286	31.6%	28,257	31.2%
Age 20 to 64 yrs (2007)	6,870	61.2%	29,161	60.4%	54,149	59.8%
Age 65 yrs plus (2007)	946	8.4%	3,869	8.0%	8,183	9.0%
Female Median Age (2007)	33.8	yrs	31.7	yrs	32.2	yrs
Male Population (2007)	9,742	46.5%	44,099	47.7%	85,507	48.6%
Age 0 to 19 yrs (2007)	3,240	33.3%	14,982	34.0%	28,434	33.3%
Age 20 to 64 yrs (2007)	5,812	59.7%	26,298	59.6%	51,004	59.6%
Age 65 yrs plus (2007)	689	7.1%	2,819	6.4%	6,069	7.1%
Male Median Age (2007)	32.1	yrs	30.0	yrs	30.3	yrs

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1.00 mi radius 2.00 mi radius 3.00 mi radius

Household Income Distribution

HH Income \$200,000 or More (2007)	225	2.9%	641	1.9%	1,376	2.2%
HH Income \$150,000 to \$199,999 (2007)	347	4.5%	804	2.4%	1,619	2.6%
HH Income \$100,000 to \$149,999 (2007)	899	11.6%	3,083	9.1%	5,582	8.8%
HH Income \$75,000 to \$99,999 (2007)	916	11.9%	3,344	9.9%	6,111	9.7%
HH Income \$50,000 to \$74,999 (2007)	1,449	18.8%	5,732	16.9%	10,681	16.9%
HH Income \$35,000 to \$49,999 (2007)	1,224	15.9%	5,454	16.1%	10,219	16.2%
HH Income \$25,000 to \$34,999 (2007)	978	12.7%	4,998	14.8%	9,375	14.8%
HH Income \$15,000 to \$24,999 (2007)	758	9.8%	4,455	13.2%	8,624	13.6%
HH Income \$0 to \$14,999 (2007)	925	12.0%	5,306	15.7%	9,643	15.3%
HH Income \$35,000+ (2007)	5,060	65.5%	19,058	56.4%	35,588	56.3%
HH Income \$75,000+ (2007)	2,387	30.9%	7,872	23.3%	14,688	23.2%

Housing

Total Housing Units (2007)	8,636		37,750		70,772	
Housing Units, Occupied (2007)	7,720	89.4%	33,818	89.6%	63,230	89.3%
<i>Housing Units, Owner-Occupied (2007)</i>	4,305	55.8%	13,958	41.3%	27,173	43.0%
<i>Housing Units, Renter-Occupied (2007)</i>	3,416	44.2%	19,860	58.7%	36,057	57.0%
Housing Units, Vacant (2007)	916	10.6%	3,932	10.4%	7,542	10.7%
Median Years in Residence (2007)	3.1	yrs	2.8	yrs	3.1	yrs

Marital Status

Never Married (2007)	5,226	33.3%	23,721	34.8%	44,084	33.7%
Now Married (2007)	7,084	45.1%	28,515	41.9%	56,386	43.1%
Separated (2007)	871	5.5%	5,604	8.2%	11,017	8.4%
Widowed (2007)	810	5.2%	3,103	4.6%	6,076	4.6%
Divorced (2007)	1,722	11.0%	7,183	10.5%	13,284	10.2%

Household Type

Population Family (2007)	18,108	86.4%	77,906	84.3%	148,385	84.3%
Population Non-Family (2007)	2,824	13.5%	14,139	15.3%	26,500	15.0%
Population Group Qtrs (2007)	29	0.1%	370	0.4%	1,211	0.7%
Family Households (2007)	5,193	67.3%	22,269	65.9%	41,964	66.4%
Married Couple With Children (2007)	1,932	27.3%	7,886	27.7%	15,135	26.8%
Average Family Household Size (2007)	3.49		3.50		3.54	
Non-Family Households (2007)	2,527	32.7%	11,548	34.1%	21,266	33.6%

Household Size

1 Person Household (2007)	2,189	28.3%	9,823	29.0%	17,872	28.3%
2 Person Households (2007)	2,171	28.1%	9,117	27.0%	17,324	27.4%
3 Person Households (2007)	1,315	17.0%	6,034	17.8%	10,987	17.4%
4 Person Households (2007)	1,135	14.7%	4,768	14.1%	8,968	14.2%
5 Person Households (2007)	551	7.1%	2,487	7.4%	4,882	7.7%
6+ Person Households (2007)	361	4.7%	1,588	4.7%	3,197	5.1%

Household Vehicles

Total Vehicles Available (2007)	12,677		50,012		95,124	
Household: 0 Vehicles Available (2007)	657	8.5%	4,159	12.3%	7,252	11.5%
Household: 1 Vehicles Available (2007)	3,121	40.4%	15,172	44.9%	28,028	44.3%
Household: 2+ Vehicles Available (2007)	3,943	51.1%	14,487	42.8%	27,950	44.2%
Average Vehicles Per Household (2007)	1.6		1.5		1.5	

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Labor Force						
Est. Labor: Population Age 16+ (2007)	15,422		67,079		128,730	
Est. Civilian Employed (2007)	10,317	66.9%	44,064	65.7%	83,269	64.7%
Est. Civilian Unemployed (2007)	819	5.3%	4,600	6.9%	8,604	6.7%
Est. in Armed Forces (2007)	5	0.0%	16	0.0%	73	0.1%
Est. not in Labor Force (2007)	4,281	27.8%	18,400	27.4%	36,784	28.6%
Occupation						
Occupation: Population Age 16+ (2000)	9,330		39,879		75,277	
Mgmt, Business, & Financial Operations (2000)	1,088	11.7%	4,300	10.8%	8,017	10.7%
Professional and Related (2000)	2,470	26.5%	7,984	20.0%	15,126	20.1%
Service (2000)	1,515	16.2%	7,800	19.6%	14,731	19.6%
Sales and Office (2000)	2,869	30.7%	11,227	28.2%	20,825	27.7%
Farming, Fishing, and Forestry (2000)	0		95	0.2%	186	0.2%
Construct, Extraction, & Maintenance (2000)	580	6.2%	3,830	9.6%	7,818	10.4%
Production, Transp. & Material Moving (2000)	809	8.7%	4,642	11.6%	8,575	11.4%
Percent White Collar Workers (2000)	68.9%		59.0%		58.4%	
Percent Blue Collar Workers (2000)	31.1%		41.0%		41.6%	
Consumer Expenditure (in \$,000,000s)						
Total Household Expenditure (2007)	\$378		\$1,460		\$2,754	
Total Non-Retail Expenditures (2007)	\$217	57.5%	\$837	57.4%	\$1,580	57.4%
Total Retail Expenditures (2007)	\$160	42.5%	\$622	42.6%	\$1,174	42.6%
Apparel (2007)	\$18	4.8%	\$70	4.8%	\$133	4.8%
Contributions (2007)	\$14	3.7%	\$51	3.5%	\$97	3.5%
Education (2007)	\$9	2.4%	\$34	2.3%	\$65	2.3%
Entertainment (2007)	\$21	5.6%	\$81	5.5%	\$153	5.5%
Food And Beverages (2007)	\$58	15.4%	\$228	15.6%	\$430	15.6%
Furnishings And Equipment (2007)	\$16	4.4%	\$62	4.3%	\$117	4.3%
Gifts (2007)	\$10	2.6%	\$37	2.5%	\$70	2.6%
Health Care (2007)	\$23	6.1%	\$92	6.3%	\$173	6.3%
Household Operations (2007)	\$13	3.6%	\$50	3.5%	\$95	3.5%
Miscellaneous Expenses (2007)	\$6	1.7%	\$25	1.7%	\$47	1.7%
Personal Care (2007)	\$5	1.5%	\$21	1.5%	\$40	1.5%
Personal Insurance (2007)	\$4	1.0%	\$14	1.0%	\$27	1.0%
Reading (2007)	\$1	0.3%	\$5	0.3%	\$9	0.3%
Shelter (2007)	\$73	19.3%	\$280	19.2%	\$528	19.2%
Tobacco (2007)	\$2	0.7%	\$10	0.7%	\$19	0.7%
Transportation (2007)	\$76	20.0%	\$293	20.0%	\$551	20.0%
Utilities (2007)	\$27	7.1%	\$106	7.3%	\$200	7.3%
Educational Attainment						
Adult Population (25 Years or Older) (2007)	13,037		55,145		106,026	
Elementary (0 to 8) (2007)	823	6.3%	5,923	10.7%	13,021	12.3%
Some High School (9 to 11) (2007)	1,016	7.8%	5,221	9.5%	10,819	10.2%
High School Graduate (12) (2007)	2,994	23.0%	13,353	24.2%	25,433	24.0%
Some College (13 to 16) (2007)	2,749	21.1%	11,241	20.4%	21,031	19.8%
Associate Degree Only (2007)	953	7.3%	3,758	6.8%	6,675	6.3%
Bachelor Degree Only (2007)	2,844	21.8%	10,301	18.7%	18,848	17.8%
Graduate Degree (2007)	1,659	12.7%	5,347	9.7%	10,199	9.6%

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Units In Structure						
1 Detached Unit (2000)	3,884	50.9%	11,520	34.2%	22,963	35.9%
1 Attached Unit (2000)	397	5.2%	1,710	5.1%	3,101	4.8%
2 to 4 Units (2000)	336	4.4%	2,272	6.7%	4,505	7.0%
5 to 9 Units (2000)	460	6.0%	2,821	8.4%	5,381	8.4%
10 to 19 Units (2000)	557	7.3%	3,100	9.2%	6,443	10.1%
20 to 49 Units (2000)	280	3.7%	1,219	3.6%	2,555	4.0%
50 or more Units (2000)	1,710	22.4%	10,995	32.6%	18,891	29.5%
Mobile Home or Trailer (2000)	5	0.1%	19	0.1%	144	0.2%
Other Structure (2000)	7	0.1%	28	0.1%	32	0.1%

Homes Built By Year						
Homes Built 1999 to 2000	179	2.3%	277	0.8%	412	0.6%
Homes Built 1995 to 1998	445	5.8%	1,022	3.0%	1,597	2.5%
Homes Built 1990 to 1994	445	5.8%	1,562	4.6%	2,587	4.0%
Homes Built 1980 to 1989	2,599	34.0%	9,718	28.9%	15,609	24.4%
Homes Built 1970 to 1979	3,160	41.4%	15,395	45.7%	26,047	40.7%
Homes Built 1960 to 1969	615	8.1%	4,539	13.5%	12,908	20.2%
Homes Built 1950 to 1959	152	2.0%	844	2.5%	3,864	6.0%
Homes Built Before 1949	42	0.5%	326	1.0%	992	1.6%

Home Values						
Home Values \$1,000,000 or More (2000)	4	0.1%	5	0.0%	5	0.0%
Home Values \$500,000 to \$999,999 (2000)	0		0		6	0.0%
Home Values \$400,000 to \$499,999 (2000)	0		4	0.0%	10	0.0%
Home Values \$300,000 to \$399,999 (2000)	39	1.1%	48	0.5%	85	0.4%
Home Values \$200,000 to \$299,999 (2000)	88	2.5%	119	1.1%	349	1.7%
Home Values \$150,000 to \$199,999 (2000)	189	5.4%	567	5.4%	1,376	6.6%
Home Values \$100,000 to \$149,999 (2000)	1,031	29.3%	2,639	25.0%	5,008	24.0%
Home Values \$70,000 to \$99,999 (2000)	1,682	47.8%	4,601	43.6%	8,898	42.7%
Home Values \$50,000 to \$69,999 (2000)	391	11.1%	2,008	19.0%	3,687	17.7%
Home Values \$25,000 to \$49,999 (2000)	82	2.3%	488	4.6%	1,282	6.1%
Home Values \$0 to \$24,999 (2000)	12	0.3%	84	0.8%	147	0.7%
Owner Occupied Median Home Value (2000)	\$94,719		\$90,682		\$91,888	
Renter Occupied Median Rent (2000)	\$492		\$425		\$424	

Transportation To Work						
Drive to Work Alone (2000)	7,053	75.6%	27,672	69.4%	52,004	69.0%
Drive to Work in Carpool (2000)	1,446	15.5%	7,539	18.9%	14,510	19.3%
Travel to Work - Public Transportation (2000)	449	4.8%	2,941	7.4%	5,243	7.0%
Drive to Work on Motorcycle (2000)	0		50	0.1%	80	0.1%
Walk or Bicycle to Work (2000)	99	1.1%	586	1.5%	1,418	1.9%
Other Means (2000)	70	0.8%	295	0.7%	530	0.7%
Work at Home (2000)	219	2.3%	812	2.0%	1,568	2.1%

Travel Time						
Travel to Work in 14 Minutes or Less (2000)	1,233	13.5%	5,111	13.1%	10,533	14.3%
Travel to Work in 14 to 29 Minutes (2000)	3,292	36.1%	14,553	37.2%	28,332	38.4%
Travel to Work in 30 to 59 Minutes (2000)	4,072	44.7%	16,347	41.8%	29,314	39.7%
Travel to Work in 60 Minutes or More (2000)	520	5.7%	3,073	7.9%	5,606	7.6%
Average Travel Time to Work (2000)	27.3	mins	28.8	mins	28.1	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.

