VILLAGE AT ALLEN TWIN CREEKS

960 WEST EXCHANGE PARKWAY, ALLEN, TEXAS 75013

NEWLY DELIVERED | 2026

OFFERING MEMORANDUM

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VILLAGE AT ALLEN TWIN CREEKS

LOCATION

960 WEST EXCHANGE PARKWAY

ALLEN, TEXAS 75013

OFFERED BY

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SHOP Companies Investment Sales has been exclusively retained to offer the opportunity to acquire The Village at Allen Twin Creeks (the "Property"), a 13,758 square foot 2026 construction Neighborhood retail asset. The property is situated off the intersection of West Exchange Parkway and North Watters Road in a dense and affluent DFW submarket. The Village at Allen Twin Creeks is 100% leased with over 7.5 million square feet of retail GLA in a 2 mile radius and average household incomes exceeding $165,100 in a 1-mile radius.

INVESTMENT OVERVIEW

- 2026 Construction, 13,758 SF, 6-Tenant Retail Asset Located in the Dense & Affluent Northern DFW Submarket of Allen, TX
- Positioned at the Signalized Intersection of Exchange Pkwy & North Watter Road, Neighboring Walmart Supercenter
- 100% Leased to a Relevant Tenant Mix with Koelker Dental, Vedora Nail Lounge, Food Street, Ship Xpress+, BeforeYou & Corazon y Fuego Cocina Latina
- All Existing Tenants Experiencing Annual Rent Bumps During Primary Term
- Over 7.5MM SF of Retail GLA in a 2 Mile Radius
- Seconds from US 75 (174,900+ VPD) Connecting to Sam Rayburn Tollway (75,300+ VPD)
- Minutes from Fairview Plaza Town Center (640K SF), Allen Premium Outlets (400K SF) & Stacy Green Mixed-Use Development (210k SF Retail GLA at Completion)
- Allen Ranked in the Top .03% of Best Suburbs to Live in America (2025, Niche)

Village at Allen Twin Creeks is a newly constructed 13,758 square foot, six-tenant neighborhood retail asset consisting of one building in the affluent and dense northern Dallas/ Fort Worth submarket of Allen. Located off the well-traveled intersection of West Exchange Parkway and North Watters Road, the Property benefits from excellent visibility and experiences traffic volumes in excess of 55,500 vehicles per day. West Exchange Parkway intersects with US-75 (Central Expressway) less than 0.5 east of the Property, giving Village at Allen Twin Creeks regional access to the rest of the DFW Metroplex. The Property is 100% leased to a complementary tenant mix including Koelker Dental, Vedora Nail Lounge, Food Street, Ship Xpress+, and Corazon y Fuego Cocina Latina. The Property features an average base lease term expiration of June 2035 with each of the tenants experiencing escalations through their primary terms. Village at Allen Twin Creeks benefits from strong fundamentals with an average suite size of 2,396 square feet providing strong residual value and multiple ingress/ egress points along West Exchange Parkway and North Watters Road. In a 2-mile radius, over 7.5M SF of retail GLA is anchored by notable national tenant retailers including Walmart Supercenter, Target, Dick's Sporting Goods, Best Buy and TJ Maxx & HomeGoods amongst others.

Strategically located moments from US 75, a major north-south thoroughfare connecting Allen to McKinney, Fairview, and extending south toward Downtown Dallas, Village at Allen Twin Creeks benefits from traffic counts in excess of 174,900+ vehicles per day. To the north of the Property, US 75 connects to Sam Rayburn Tollway, providing direct access to major employment centers in Plano, Frisco, and The Colony. Positioned in an extremely dense retail trade area with over 7.5MM square feet of retail GLA within a 2-mile radius, Village at Allen Twin Creeks benefits from affluent nearby residential communities and bustling retail corridors. Moments from the Property is Fairview Plaza Town Center, a 640,000 square feet retail destination anchored by Whole Foods, Dillard's, Macy's, and JCPenney, and attracting an average of 1,300,000 monthly visitors. Nearby, Allen Premium Outlets boasts 123 stores across 400,000 square feet, featuring a wide mix of national brands such as H&M, Polo Ralph Lauren, Nike and Addidas and bringing in an estimated 1,200,000 monthly visitors. Neighboring Village at Allen Twin Creeks, The Village at Allen houses a building GLA of 250,000 square feet, and includes key tenants for the local community, such as Super Target, Best Buy, Marriott Hotel, the Allen Event Center, and Top Golf. Adjacent developments like Stacy Green, a mixed-use project with an anticipated 210,000 square feet of brand-new retail space at completion, and The Farm at Allen, a 135-acre mixed-use project with 102,000 square feet of Class A office, 300 urban residences, and 100 luxury townhomes, are contributing to the region's elevated value. Less than 2 miles from The Property is Allen Highschool, ranked in the top .02% of Best College Prep Public High Schools in Texas (Niche).

As one of the fastest-growing suburbs in Collin County, the total population within a 1-mile radius of the Property increased by over 928% between 2000-2025. As a city, Allen stands out for its top-rated schools, scenic open spaces, and proximity to major employment centers. Furthermore, Allen was recently listed number one of the "5 best places to move to in Texas in 2025" by Consumer Affairs, solidifying its reputation as a welcoming and vibrant destination. The region's demographics, with household incomes of $165,100+ in a 1 mile radius, and its proximity to highly desirable DFW cities such as Frisco, McKinney, and Plano further boost Allen's appeal. Village at Allen Twin Creeks offers an investor the opportunity to acquire a well-positioned, neighborhood retail asset in a thriving retail corridor with future upside potential in an affluent community in north Texas.

PROPERTY PROFILE

LOCATION
960 West Exchange Parkway
Allen, Texas 75013

YEAR BUILT
2026

PERCENT LEASED
100%

BUILDING SIZE
13,758 SF

LAND SIZE
+/- 1.68 Acres

PRICE
$7,914,000

CAP RATE
6.35%

TRAFFIC COUNTS
US Highway 75 — 174,971 VPD-25
West Exchange Parkway — 30,495 VPD-25

KEY TENANTS

TENANT	SF	% OF SF	LEASE EXP.
Koelker Dental	2,610 SF	18.97 %	August 2036
Vedora Nail Lounge	3,722 SF	27.05%	December 2036
Food Street	2,103 SF	15.29%	August 2036
BeforeYou	923 SF	6.71%	May 2036
Ship Xpress+	1,400 SF	10.18%	October 2031
Corazon y Fuego Cocina Latina	3,000 SF	21.81%	August 2036

DEMOGRAPHICS

VARIABLE	1 MILE	3 MILES	5 MILES
2025 Total Population	16,969	120,128	311,041
2025 Avg. Household Income	$165,127	$165,892	$166,302
2025 Total Households	6,690	45,148	112,425

ADDITIONAL INFORMATION

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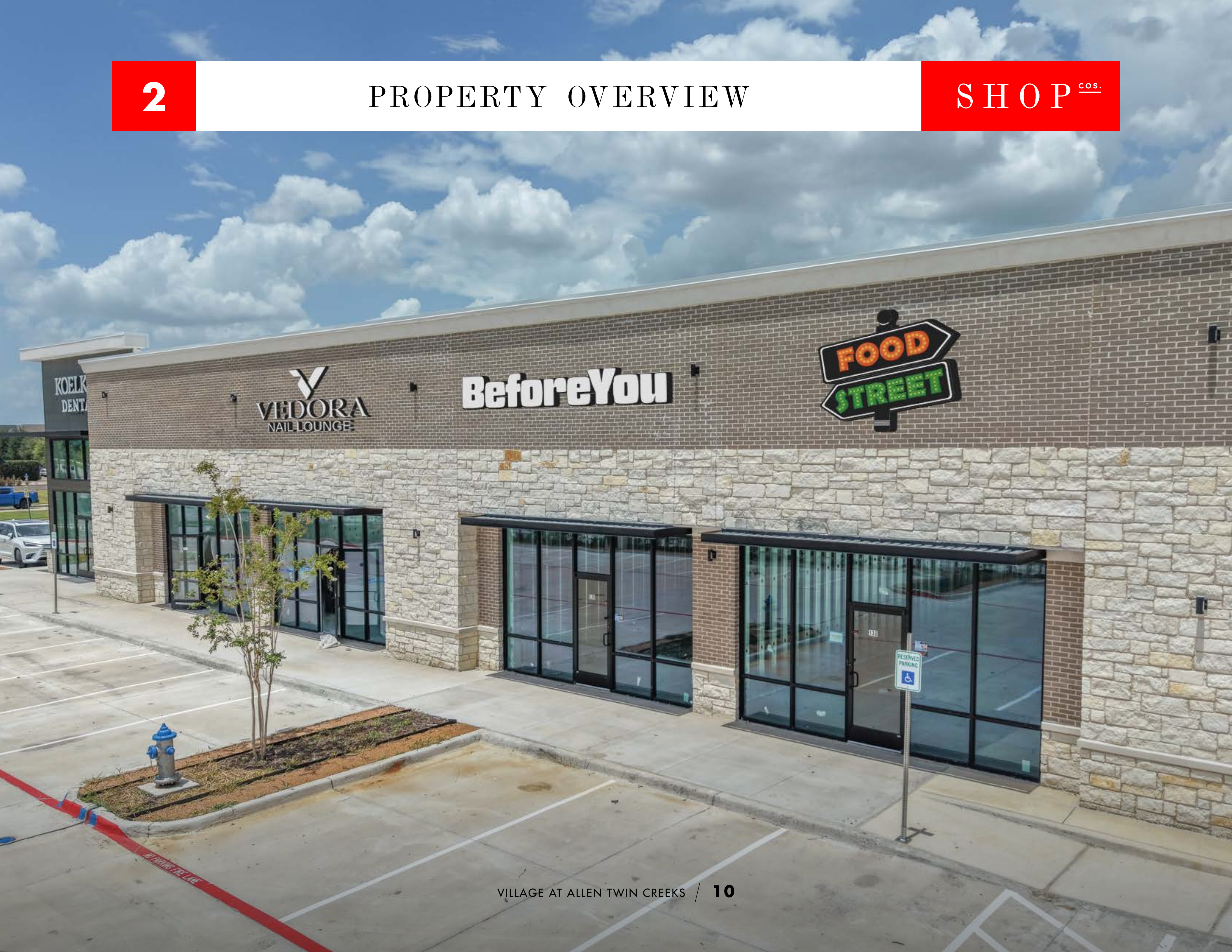
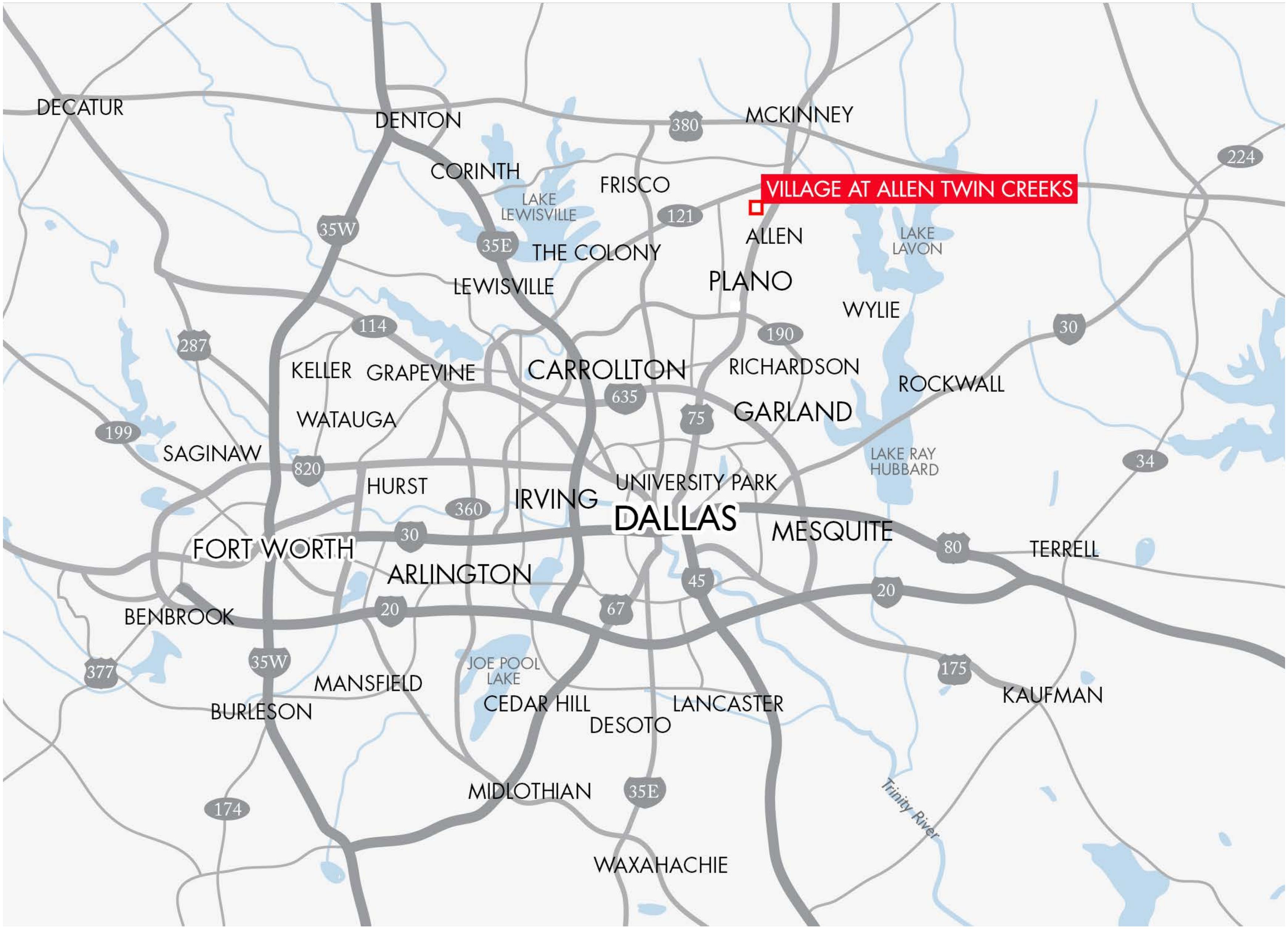

VEDORA
NAIL LOUNGE
BeforeYou
FOOD
STREET
RESERVED PARKING



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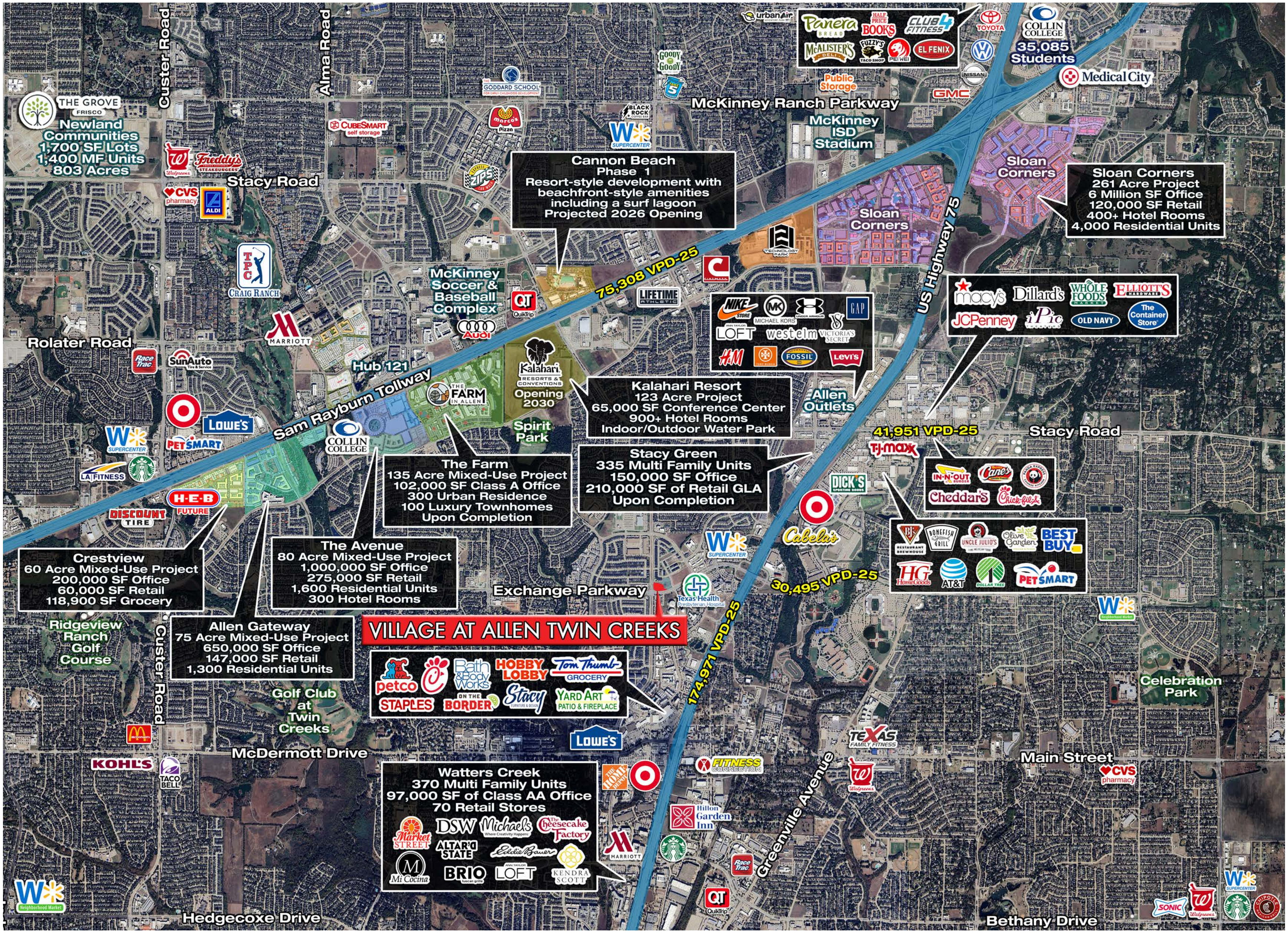

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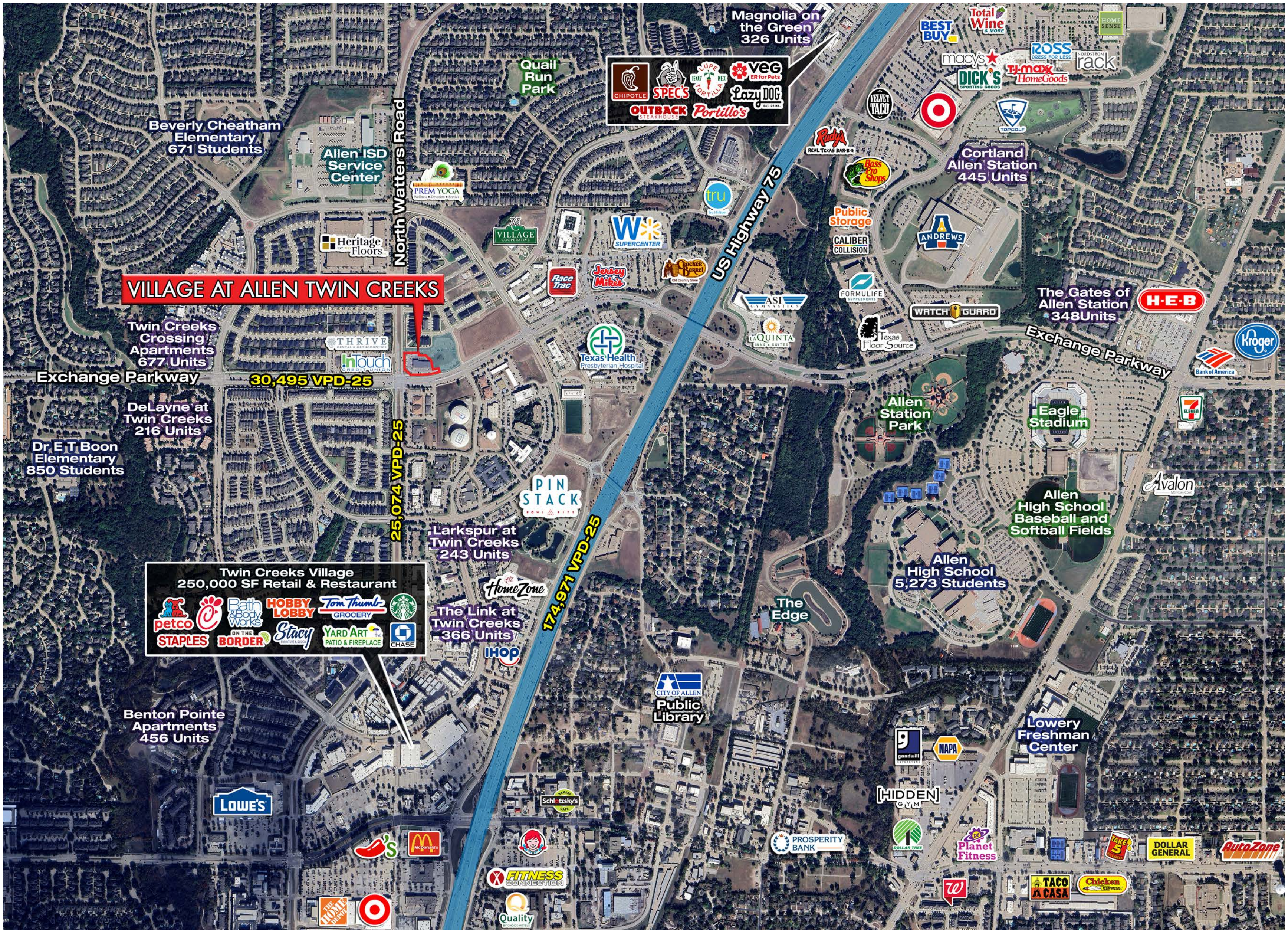
PROPERTY OVERVIEW



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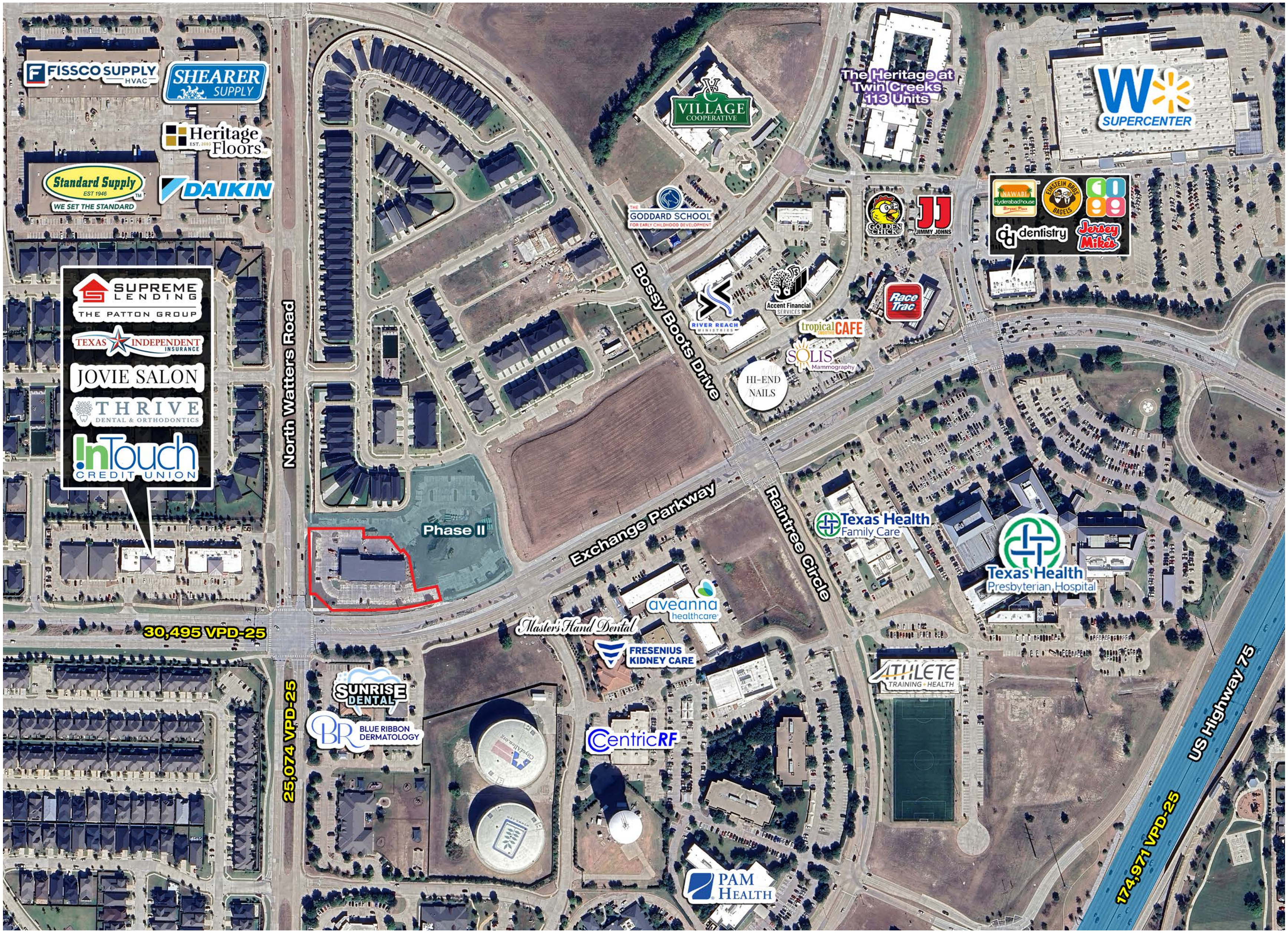
PROPERTY OVERVIEW



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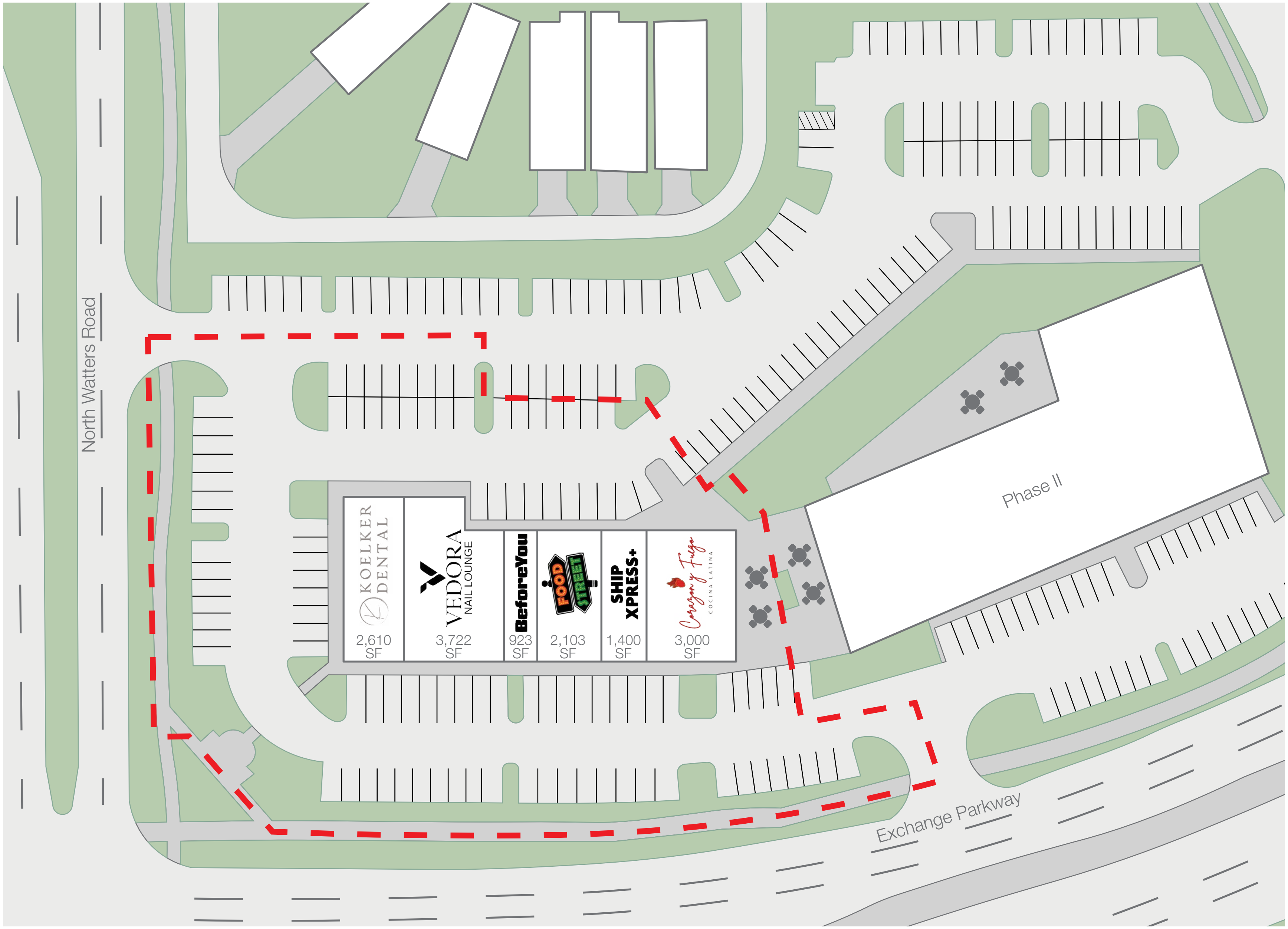
SITE PLAN


North Watters Road
KOELKER DENTAL
2,610 SF
VEDORA NAIL LOUNGE
3,722 SF
BeforeYou
923 SF
FOOD STREET
2,103 SF
SHIP XPRESS+
1,400 SF
Corazon y Fuego COCINA LATINA
3,000 SF
Phase II
Exchange Parkway


KOELKER
DENTAL
VEDORA
NAIL LOUNGE

FINANCIAL SUMMARY

Property	GLA	Percent Leased	Projected Year 1 NOI
Village at Allen Twin Creeks	13,758 SF	100%	$502,591

The following information is provided to assist investors in their underwriting of the asset:

a. Rent Roll
b. Income & Expenses
c. Pricing
d. Tenant Profiles

RENT ROLL

Suite	Tenant	SF	% of Property	Rent Term		Annual Base Rent		Escalations			Lease Type	Renewal Options & Comments
				Start	End	PSF	Total	Date	PSF	Total		
1000-1050	Koelker Dental	2,610	18.97%	Aug-26	Aug-36	$37.00	$96,570	Aug-27 Aug-28 Aug-29 Aug-30 Aug-31 Aug-32 Aug-33 Aug-34 Aug-35	$38.11 $39.25 $40.43 $41.64 $42.89 $44.18 $45.51 $46.87 $48.28	$99,467 $102,443 $105,522 $108,680 $111,943 $115,310 $118,781 $122,331 $126,011	NNN	Two 5-year options at: 1st: No Less than 103%, FMV with 3% Annual Increases; 2nd: No Less than 103%, FMV with 3% Annual Increases
1100-1150	Vedora Nail Lounge	3,722	27.05%	Aug-26	Dec-36	$35.00	$130,270	Dec-27 Dec-28 Dec-29 Dec-30 Dec-31 Dec-32 Dec-33 Dec-34 Dec-35	$35.70 $36.41 $37.14 $37.89 $38.64 $39.42 $40.20 $41.01 $41.83	$132,875 $135,518 $138,235 $141,027 $143,818 $146,721 $149,624 $152,639 $155,691	NNN	Two 5-year options at: 1st: 2% Annual Increases; 2nd: 2% Annual Increases
1350	BeforeYou	923	6.71%	Jun-26	May-36	$38.00	$35,074	Jun-27 Jun-28 Jun-29 Jun-30 Jun-31 Jun-32 Jun-33 Jun-34 Jun-35	$38.76 $39.54 $40.33 $41.13 $41.96 $42.80 $43.65 $44.53 $45.42	$35,775 $36,495 $37,225 $37,963 $38,729 $39,504 $40,289 $41,101 $41,923	NNN	Two 5-year options at: 1st: Lesser of 2% or CPI; 2nd: Lesser of 2% or CPI
1250-1300	Food Street	2,103	15.29%	Aug-26	Aug-36	$37.00	$77,811	Sep-27 Sep-28 Sep-29 Sep-30 Sep-31 Sep-32 Sep-33 Sep-34 Sep-35	$38.11 $39.25 $40.43 $41.64 $42.89 $44.18 $45.51 $46.87 $48.28	$80,145 $82,543 $85,024 $87,569 $90,198 $92,911 $95,708 $98,568 $101,533	NNN	Two 5-year options at: 1st: FMV; 2nd: FMV
1400	Ship Xpress+	1,400	10.18%	Aug-26	Sep-31	$36.00	$50,400	Oct-27 Oct-28 Oct-29 Oct-30	$36.72 $37.45 $38.20 $38.97	$51,408 $52,430 $53,480 $54,558	NNN	Two 5-year options at: 1st: 2% Annual Increases; 2nd: 2% Annual Increases
1450-1500	Corazon y Fuego Cocina Latina	3,000	21.81%	Aug-26	Aug-36	$37.00	$111,000	Aug-27 Aug-28 Aug-29 Aug-30 Aug-31 Aug-32 Sep-33 Aug-34 Aug-35	$38.11 $39.25 $40.43 $41.64 $42.89 $44.18 $45.51 $46.87 $48.28	$114,330 $117,750 $121,290 $124,920 $128,670 $132,540 $136,530 $140,610 $144,840	NNN	Two 5-year options at: 1st: FMV; 2nd: FMV
	TOTAL AREA:	13,758					$501,125					
	TOTAL LEASED AREA:	13,758	100.00%									
	TOTAL VACANT AREA:	0	0.00%									

INCOME/EXPENSE

EXPENSES

	CURRENT	PER SF
Real Estate Taxes	$89,585	$6.51
Insurance	$7,000	$0.51
Common Area Maintenance	$14,100	$1.02
Management Fee	$18,398	$1.34
TOTAL EXPENSES	**$129,083**	**$9.38**

INCOME & EXPENSES

	12-MONTH	PER SF
Base Rent		
Occupied Space	$502,591	$36.53
GROSS POTENTIAL RENT	$502,591	$36.53
Expense Reimbursements		
Real Estate Taxes	$89,585	$6.51
Insurance	$7,000	$0.51
Common Area Maintenance	$14,100	$1.02
Management Fee	$18,398	$1.34
Total Expense Reimbursements	$129,083	$9.38
GROSS POTENTIAL INCOME	$631,674	$45.91
EFFECTIVE GROSS INCOME	$631,674	$45.91
Expenses		
Real Estate Taxes	$89,585	$6.51
Insurance	$7,000	$0.51
Common Area Maintenance	$14,100	$1.02
Management Fee	$18,398	$1.34
Total Expenses	$129,083	$9.38
NET OPERATING INCOME	**$502,591**	**$36.53**

PRICING

PRICE	$7,914,000	GLA	13,758 SF
CAP RATE	6.35%	NOI	$502,591
YEAR BUILT	2026	AVG LEASE TERM EXPIRATION	October 2035

LEASE EXPIRATION SCHEDULE

Year	Tenant	Suite	Expiration Date	Square Feet	% of Property	Cumulative Square Feet	Cumulative Expiration %
2026							
	Total for Year Ending 2026			0	0.00%	0	
2027							
	Total for Year Ending 2027			0	0.00%	0	
2028							
	Total for Year Ending 2028			0	0.00%	0	
2029							
	Total for Year Ending 2029			0	0.00%	0	
2030							
	Total for Year Ending 2030			0	0.00%	0	
2031+	Ship Xpress+	1400	Sep-31	1,400	10.18%		
	BeforeYou	1350	May-36	923	6.71%		
	Koelker Dental	100-1050	Aug-36	2,610	18.97%		
	Food Street	1250-1300	Aug-36	2,103	15.29%		
	Corazon y Fuego Cocina Latina	1450-1500	Aug-36	3,000	21.81%		
	Vedora Nail Lounge	1100-1150	Dec-36	3,722	27.05%		
	Total for Year Ending 2031+			13,758	100.00%	13,758	100.00%
	TOTAL LEASED SQUARE FOOTAGE:			13,758	100.00%		
	TOTAL VACANT SQUARE FOOTAGE:			0	0.00%		
	TOTAL SQUARE FEET:			13,758	100.00%		

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TENANT PROFILES

Koelker Dental	
Square Feet:	2,610 SF
% of Building GLA:	18.97%
In-Place Rent PSF:	$37.00
Lease Expiration:	August 2036
Company Website:	Koelkerdental.com

The Dentist of Allen (also known locally as Koelker Dental) is a well-established dental practice in Allen, Texas, led by Dr. Kristopher Koelker, DDS, who brings over three decades of experience in general dentistry to the community. The practice offers comprehensive dental services for patients of all ages, focusing on preventative care, routine check-ups, cleanings, restorative treatments, and cosmetic smile enhancements to help maintain healthy, confident smiles. Patients consistently praise the team's friendly, attentive service and thorough approach to dental care, with many long-term clients highlighting the welcoming atmosphere and skilled hygienists and assistants.

Vedora Nail Lounge	
Square Feet:	3,722 SF
% of Building GLA:	27.05%
In-Place Rent PSF:	$35.00
Lease Expiration:	December 2036
Company Website:	vedoranaillounge.com

Vedora Nail Lounge is a neighborhood nail salon in Allen, Texas, offering a range of manicure and pedicure services designed to help clients look and feel their best. The salon provides classic and modern nail treatments in a welcoming, relaxed setting, with professional technicians focused on quality and customer satisfaction. Guests can enjoy thoughtful care whether they're stopping in for routine maintenance or a special salon day. Vedora Nail Lounge aims to create a comfortable experience for all visitors, helping elevate every visit into a refreshing self-care moment.

Food Street	
Square Feet:	2,103 SF
% of Building GLA:	15.29%
In-Place Rent PSF:	$37.00
Lease Expiration:	September 2036
Company Website:	foodstreet.com

Food Street in Allen, Texas is part of a growing fast-casual dining concept bringing bold, authentic South Asian street food flavors to North Texas. The brand, known for its vibrant Pakistani-inspired menu and energetic atmosphere, aims to deliver a unique culinary experience that celebrates bold spices, fresh ingredients, and approachable street-style eats cherished by fans of global cuisine.

TENANT PROFILES

Ship Xpress+	
Square Feet:	1,400 SF
% of Building GLA:	10.18%
In-Place Rent PSF:	$36.00
Lease Expiration:	October 2031
Company Website:	shipxpress.com

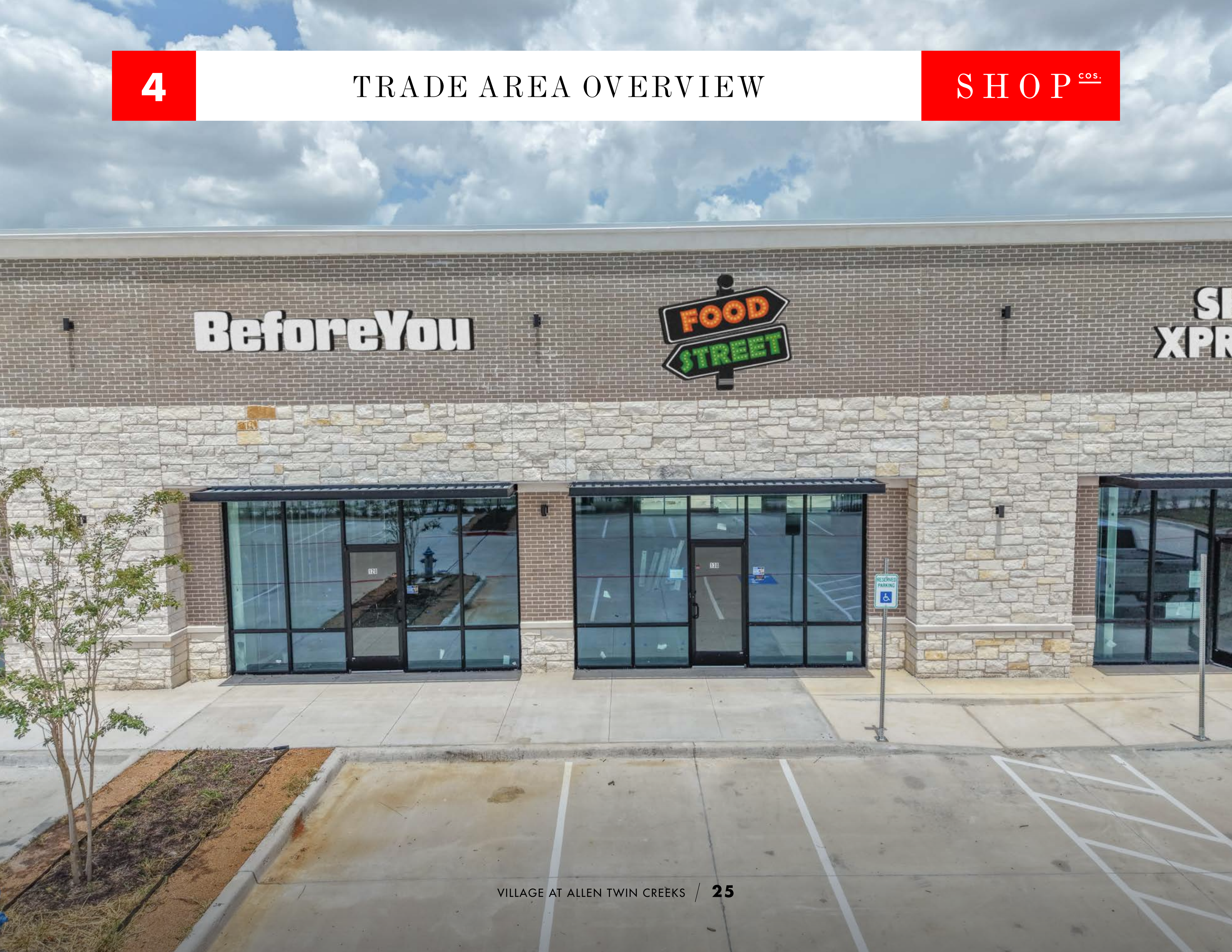
These centers typically offer a range of services including packing and crating, domestic and international shipping with major carriers (like UPS, FedEx, and USPS), and access to essential supplies such as boxes, tape, and cushioning materials. Many also provide mailbox rentals, printing and copying services, notary services, and package tracking to help streamline both personal and professional shipping tasks. With knowledgeable staff ready to assist with packaging choices and carrier options, shipping centers make sending, receiving, and preparing shipments easier and more efficient for customers of all types.

Corazon y Fuego Cocina Latina	
Square Feet:	3,000 SF
% of Building GLA:	21.81%
In-Place Rent PSF:	$37.00
Lease Expiration:	August 2036
Company Website:	corazonfuego.com

Corazon y Fuego Cocina Latina in Allen, Texas is a vibrant addition to the local dining scene, serving authentic Latin flavors with heart and heat. This Mexican-inspired restaurant celebrates bold spices, fresh ingredients, and traditional dishes in a warm, welcoming atmosphere. Guests can enjoy handcrafted cocktails, service, and a lively ambiance perfect for gatherings and celebrations. Whether for a casual lunch or a flavorful dinner, it aims to deliver memorable meals rooted in rich Latin culinary traditions.

BeforeYou	
Square Feet:	923 SF
% of Building GLA:	6.71%
In-Place Rent PSF:	$38.00
Lease Expiration:	May 2036
Company Website:	N/A

BeforeYou is a modern boba tea café offering a wide selection of handcrafted milk teas, fruit teas, smoothies, and specialty beverages made with premium ingredients and customizable toppings. Known for its fresh flavors, high-quality drinks, and inviting atmosphere, the café appeals to students, families, and young professionals seeking a refreshing beverage or casual gathering spot. Its trendy concept and strong consumer demand make BeforeYou a popular destination within the growing specialty beverage market.


BeforeYou
FOOD
STREET
RESERVED PARKING

DALLAS/ FORT WORTH AREA OVERVIEW

The Dallas/Fort Worth MSA has a population base in excess of 7,570,000 residents and is largest MSA in the South and fourth in the nation. Also known as "DFW" and "the Metroplex", the MSA is located in the plains of North Texas and encompasses 12 counties. As the nation's fasting growing metropolitan area, DFW has led population growth over the last decade, adding 1,300,000 people, or a 25% increase. It is projected that by year 2030, the DFW population will increase by an additional 37% to over 9,200,000 people. The Dallas/Fort Worth area is 9,286 square miles making it larger in area than the states of Rhode Island and Connecticut combined. Dallas is the largest city in the MSA with a population over 1,300,000 residents. Suburban areas surround the MSA, most heavily to the north, with Arlington, Grand Prairie and Irving separating Dallas and Fort Worth by approximately 35 miles. Interstates 20, 30, 35 and 45 are its major arteries connecting it to all regions of the country. Superior growth along these routes has pushed the boundaries of the Dallas/Fort Worth MSA statistical area and allowed the metro area to be the preeminent distribution hub for the region. The region's transportation network continues to evolve to meet the needs of a growing populace. Metro-area civic leaders are taking proactive steps to improve mobility. Additional tollway miles are planned, including the Trinity Parkway in Dallas and the extension of the Airport Freeway in Tarrant County. Public transportation is gaining more popularity. DART is the fifth-largest light rail in the country. The DART light rail system is expected to extend further into suburban Dallas, and Collin and Tarrant counties. The business community has easy connections to major commercial centers around the globe via Dallas-Fort Worth International Airport, home to American Airlines, and Dallas Love Field, home to Southwest Airlines. Additionally, there are 13 smaller airports in the Metroplex and nine railroads. DFW is one of the few metro areas in the nation to host teams in all four major sports leagues. It is home to 14 four-year colleges and 15 two-year institutions. DFW continually ranks high as an affordable metro area, especially when compared to other large MSAs, with a cost of living index of 94.7. DFW has the 4th largest number of corporate headquarters in the nation and is home to 18 Fortune 500 companies, including 4 Global 500 companies, and 40 Fortune 1000 companies. The 18 Fortune 500 companies collectively brought in more than $813 billion last year. DFW has capitalized on its central U.S. location, unparalleled transportation network, operating and living costs well below the national average, pro-business government, critical mass of existing corporate headquarters and offices, and favorable year-round climate.

DEMOGRAPHICS

Variable	1 mile	3 miles	5 miles
2025 Total Population	16,969	120,128	311,041
2030 Total Population (Esri)	19,499	132,109	328,811
2010 Total Population (U.S. Census)	7,487	71,579	222,504
2000 Total Population (U.S. Census)	1,650	40,344	125,004
2000-2020 Population: Compound Annual Growth Rate (U.S. Census)	11.53%	4.90%	4.28%
2024-2029 Population: Compound Annual Growth Rate (Esri)	2.82%	1.92%	1.12%
2025 Total Daytime Population (Esri)	16,289	116,647	272,797
2025 Median Age (Esri)	37.5	37.3	38.1
2025 Total Households (Esri)	6,690	45,148	112,425
2030 Total Households (Esri)	7,857	50,495	121,049
2010 Total Households (U.S. Census)	2,665	24,777	77,658
2000 Total Households (U.S. Census)	549	13,228	42,990
2024-2029 Families: Compound Annual Growth Rate (Esri)	2.93%	1.92%	1.13%
2025 Average Household Income (Esri)	$165,127	$165,892	$166,302
2025 Median Household Income (Esri)	$121,570	$127,338	$130,543
2025 Per Capita Income (Esri)	$67,024	$62,414	$60,262
2025 Population Age 25+: Less than 9th Grade (Esri) (%)	1%	1%	2%
2025 Population Age 25+: 9-12th Grade/No Diploma (Esri) (%)	1%	2%	2%
2025 Population Age 25+: High School Diploma (Esri) (%)	10%	12%	11%
2025 Population Age 25+: Some College/No Degree (Esri) (%)	15%	15%	14%
2025 Population Age 25+: Associate's Degree (Esri) (%)	5%	8%	9%
2025 Population Age 25+: Bachelor's Degree (Esri) (%)	38%	35%	37%
2025 Population Age 25+: Graduate/Professional Degree (Esri) (%)	29%	26%	25%
2025 Total (SIC01-99) Businesses	695	4,518	9,194
2025 Total (SIC01-99) Employees	6,787	44,433	84,753

INFORMATION ABOUT BROKERAGE SERVICES

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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials　　　Date

Information available at www.trec.texas.gov

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