



Wellstone
HEALTH PARTNERS

**Medical Office
Investment Opportunity**

Offering Memorandum

4901 S 31st St | Temple, TX 76502

Health System Backed Lease | Longterm NNN Leases | 7.00% Cap Rate | 12.50% Rent Increase | New 2025 Construction | Favorable Depreciation



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Exclusively Listed By

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Executive Overview

Freedom Urgent Care & Wellstone Health Partners

4901 S 31st St, Temple, TX 76502



Executive Summary



Offering Summary

Matthews™ Healthcare Division is pleased to present the opportunity to acquire a specialized multi-tenant medical building leased to Freedom Urgent Care and Wellstone Health Partners. Both tenants are affiliated with Seton Medical Center Harker Heights (SMCHH) which operates under a joint venture between Ascension Health (Austin-based) and Ardent Health Services (Nashville-based). This institutional partnership provides investors with enhanced security and confidence, supported by the JV's strong credit profile and operational expertise. The lease is fully backed by this partnership and the tenant's robust financials can be shared upon executed NDA.

The offering includes a 100% fee simple interest in a ±1.60-acre parcel strategically positioned between Austin and Waco. Located less than two miles from Temple College and within a dense residential community, the property is strategically positioned to serve its surrounding population base and capture consistent local demand.

The ±7,136-square-foot facility was purpose-built to meet the tenants' precise operational requirements, featuring a modern, efficient layout designed to optimize urgent care and family medicine/primary care delivery. This build-to-suit construction underscores the tenants' long-term commitment to the location, aligning the facility's functionality with their clinical workflows and patient volume needs. Having urgent care and family medicine/primary care under one roof creates a natural referral pipeline and stronger, more sustainable patient traffic.

Seton Medical Center Harker Heights is an 83-bed acute care hospital offering a comprehensive range of services, including cardiology, general surgery, orthopedic surgery, and emergency care. The hospital and its affiliates maintain a robust regional presence with several medical facilities across the market, reinforcing brand recognition, patient retention, and long-term stability. The Ascension-Ardent joint-venture structure fosters a consistent referral network, further enhancing the tenant's operational resilience and occupancy security.

The tenants operate under NNN leases extending through 2035, reflecting a long-term commitment to the site. The passive net lease structure minimizes landlord responsibilities, creating an attractive, stable, and low-maintenance investment profile.



The Opportunity

Name

Freedom Urgent Care & Wellstone Health Partners

Property Address

4901 S 31st St,
Temple, TX 76502

GLA (SF)

±7,136

Land Area (AC)

±1.60

Year Built

2025

Total Tenants

2

Term Remaining

±9 Years

Price

\$4,829,643

Year 1 Projected Cap Rate

7.00%

Investment Highlights



- **Regional Hospital Affiliation** — The tenant is affiliated with Seton Medical Center Harker Heights, an 83-bed acute care hospital offering a full range of services. The tenant maintains a strong presence in the region with more than nine affiliated medical facilities across the market. This extensive network reinforces the tenant's market position and provides a solid foundation for long-term operational stability.
- **Joint Venture Partnership with Leading Health Systems** — Seton Medical Center Harker Heights (SMCHH) is operated through a joint-venture partnership between Austin-based Ascension and Nashville-based Ardent Health Systems. The joint-venture alignment creates a steady referral network and reinforces long-term tenant stability.
- **Health System Backed Lease:** The lease is fully supported by a joint venture between Ardent Health Partners and Seton Healthcare (Ascension), providing a strong and reliable credit profile behind the tenant's rental obligations. Tenant has robust financials that can be shared upon executed NDA.
- **Ascension Affiliation** — Ascension is one of the largest nonprofit and Catholic health systems in the United States. This strong affiliation with a well-capitalized healthcare organization enhances tenant credit quality and should further instill buyer confidence in the asset.
- **New Construction Build-To-Suit** — Delivered in 2025, the facility was purpose-built to the tenant's exact operational specifications, providing a modern and efficient design tailored to urgent care/primary care delivery. Built-to-suit construction strengthens the tenant's long-term commitment to the location by aligning the building's functionality with its clinical workflow and patient volume needs.
- **Integrated Patient Care Model** — Urgent care centers frequently serve as the first point of contact for patients with acute, non-emergency needs. Many of these visits convert into ongoing primary care relationships, creating seamless cross-referral opportunities for both tenants. This integrated care environment increases patient retention and supports higher visit volumes.
- **Long-Term NNN Lease** — The tenants signed original 10-year leases in 2025, demonstrating their long-term commitment to the location. The leases also feature a passive net lease structure with minimal landlord responsibilities.
- **Recession-Resistant Asset Class** — The non-discretionary nature of medical care and its resilience during economic uncertainty have made healthcare real estate a strategic focus for both institutional and private investors nationwide.
- **Inflation-Protected Cash Flow** — The leases feature 12% rent increases every five years, offering investors built-in income growth and a great hedge against inflation.
- **Tax-Free/Top Destination State** — Texas is one of nine states with no personal income tax, offering potential tax advantages for investors. According to U.S. Census data, Texas led the nation in net domestic migration in 2024.
- **Urgent Care Association (UCA) Accredited** — Freedom Urgent Care is certified by the (UCA), which is the industry's trade association and accredited as an Occupational Medicine Clinic, offering walk-in treatment for non-emergency injuries and illnesses, as well as employer-related services such as physicals, drug and alcohol testing, and workplace injury care.
- **Strategic Practice Location** — Located less than two miles from Temple College and nestled within a dense residential community, the property is strategically positioned to serve its surrounding population base and capture consistent local demand.
- **Favorable Depreciation** — Given the heavy build out at this facility, this opportunity offers investors the ability to capture more favorable depreciation advantages through a cost segregation study. *Investors to confirm with their own CPA.





Baylor Scott & White McLane Children's Medical Center
±115 Beds

Baylor Scott & White Med Center
±1,025 Beds

adapthealth

vitalcaring
group

Walmart
Supercenter

McDonald's

sam's club

Chick-fil-A

Canyon Creek
BEHAVIORAL HEALTH

Raintree Apartments
±184 Units

Temple Mall

Morada Temple
±60 Units

Auto Zone

Hearing Brain
Centers of America

REVITAL DENTAL

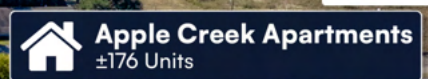
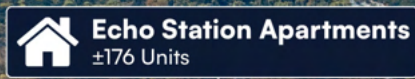
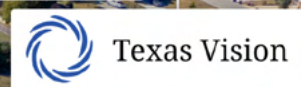
VALERO

Apple Creek Apartments
±176 Units

S 31st St ±33,000 VPD

Subject Property

Waters Dairy Rd



S 31st St ± 33,000 VPD



Financial Overview

Freedom Urgent Care & Wellstone Health Partners

4901 S 31st St, Temple, TX 76502



Financial Summary



Investment Summary

List Price \$4,829,643

NOI \$338,075

Cap Rate 7.00%

Property Overview

Property Name Freedom Urgent Care & Wellstone Health Partners

Address 4901 S 31st St, Temple, TX 76502

Property Size ±7,136 SF

Lot Size ±1.60 AC

Year Built 2025

Occupancy 100%

Property Type Medical Office Building



Financial Summary



Lease Abstract

Tenant Name	Freedom Urgent Care
Ownership Type	Fee Simple
Tenant Entity	Seton Urgent Care LLC (dba Freedom Urgent Care)
Tenant Guarantor	HH/KILLEEN HEALTH SYSTEM, LLC
SF Leased	±3,000 SF
Rent Commencement	4/14/2025
Lease Expiration	4/29/2035
Lease Term Remaining	±9.04 Years
Base Rent	\$129,000
Rental Increases	12% Every 5 Years
Renewal Options	Two, 5-Year Options
Expense Structure	NNN
Landlord Responsibilities	Landlord is responsible for the repair and maintenance of the structural components of the building such as the roof, exterior structural walls and foundation.
Tenant Responsibilities	Maintain/Repair/Replace: (a) air conditioning/heating systems, hot water heaters, lighting, interior walls, floors, ceiling, doors, hardware, and electrical and plumbing lines, (b) equipment in the Building, (c) the parking areas, lighting, sidewalks, driveways, curbs, loading areas and landscaping ("Public Areas");(d) exterior signage at the Premises; and (e) all other interior and exterior improvements located at the Premises. Tenant shall have the sole responsibility for maintenance and upkeep of the air conditioning/heating ("HVAC") system.
Insurance	Tenant
Taxes	Tenant
ROFR/ROFO	None
Financial Reporting	Yes

Lease Abstract

Tenant Name	Wellstone Health Partners
Ownership Type	Fee Simple
Tenant Entity	HH/Killeen Health System, LLC
SF Leased	±4,136 SF
Rent Commencement	3/31/2025
Lease Expiration	3/31/2035
Lease Term Remaining	±8.96 Years
Base Rent	\$209,075
Rental Increases	12.5% Every 5 Years
Renewal Options	Two, 5-Year Options
Expense Structure	NNN
Landlord Responsibilities	Roof, exterior structural walls, foundation, and the plumbing and electrical systems of the Building, parking areas, exterior lighting, sidewalks, driveways, curbs, loading areas, landscaping, and any other areas which are designed for use in common by all tenants or occupants of the Building (collectively, the "Public Areas"). HVAC replacement, Tenant responsible for amortized cost over useful life.
Tenant Responsibilities	Interior, non-structural portions of the Premises, subject to reasonable wear and tear, including but not limited to: (a) lighting, interior walls, floors, ceiling, doors, and hardware, (b) equipment in the Building, (c) signage at the Premises (including any exterior signage); (d) costs of any janitorial services for the Premises; (e) maintenance, repair and replacement of the HVAC system exclusively serving the Premises (provided that, with respect to replacement of the HVAC system, Tenant shall only be responsible for the amortized cost thereof based on the useful life of such system applicable to the Lease Term) and (f) all other interior improvements located at the Premises.
Insurance	Tenant
Taxes	Tenant
ROFR/ROFO	None
Financial Reporting	Yes

Rent Roll



Tenant Name	Lease Start	Lease End	Size (SF)	% of NRA	Contract Rental Rate		Rental Increases	Options Remaining	Term Remaining (Years)	Lease Structure
					Annual	Monthly				
Freedom Urgent Care	04/14/25	04/29/35	±3,000	42%	\$129,000	\$10,750	12% Rental Increases Every 5 Years	Two, 5-Year Options	±9.04	NNN
Wellstone Health Partners	03/31/25	03/31/35	±4,136	58%	\$209,075	\$17,423	12.5% Rental Increases Every 5 Years	Two, 5-Year Options	±8.96	NNN
Totals			±7,136	100%	\$338,075	\$28,173				
WALT			±9 Years							



Annualized Operating Data



Lease Year	Annual Rent	Monthly Rent	Cap Rate
Current	\$338,075	\$28,172.92	7.00%
Year 2	\$338,075	\$28,172.92	7.00%
Year 3	\$338,075	\$28,172.92	7.00%
Year 4	\$338,075	\$28,172.92	7.00%
Year 5	\$338,075	\$28,172.92	7.00%
Year 6	\$379,689	\$31,640.78	7.86%
Year 7	\$379,689	\$31,640.78	7.86%
Year 8	\$379,689	\$31,640.78	7.86%
Year 9	\$379,689	\$31,640.78	7.86%
Year 10	\$379,689	\$31,640.78	7.86%
			7.43%

| Cost Segregation Analysis



Straight-Line

NOI	\$338,075
Cap Rate	7.00%
Purchase Price	\$4,829,643
Depreciable Basis For Improvements	80%
Depreciable Basis	\$3,863,714
Useful Life (Years)	39
% of Purchase Price (5 & 15 Year Asset Categories)	N/A
Tax Rate	37%
Total Depreciation	\$99,070
Potential Tax Savings	\$36,656

Cost Segregation

NOI	\$338,075
Cap Rate	7.00%
Purchase Price	\$4,829,643
Depreciable Basis For Improvements	80%
Depreciable Basis	\$3,863,714
Useful Life (Years)	1
% of Purchase Price (5 & 15 Year Asset Categories)	35%
Tax Rate	37%
Total Depreciation	\$1,352,300
Potential Tax Savings	\$500,351

The information provided is only an estimate and must be confirmed with a CPA.

Tenant Overview

Freedom Urgent Care & Wellstone Health Partners

4901 S 31st St, Temple, TX 76502



Year Founded
2009

Headquarters
Harker Heights, TX

Ownership Status
Private

Locations
5

Tenant Overview

Freedom Urgent Care (FUC) is a regional urgent-care operator based in Central Texas, positioning itself as a community-focused provider of non-emergency medical services, occupational health and virtual care. With a focus on accessibility (walk-in visits, on-site labs and X-rays, virtual telehealth visits) and accreditation from the Urgent Care Association (UCA), the brand emphasizes quality alongside convenience. While the operation remains modest in scale relative to national chains, its niche in Texas, multi-site presence and enhanced service offering lend it relevance in the net-lease or retail health real estate space.

Marketing & Strategy Initiatives

- **Telehealth Expansion:** Offers virtual care for patients 12+, extending service reach beyond physical clinics and aligning with telemedicine trends to enhance convenience and capture additional patient volume.
- **Comprehensive Service Offering:** Combines urgent care with occupational health, on-site labs, X-rays, physicals, and immunizations, driving diverse revenue streams and daytime utilization.
- **Community-Focused Branding:** Markets itself as a trusted, child-friendly provider in Central Texas with strong local ties and UCA accreditation to boost patient loyalty and regional brand equity.
- **Digital Experience Optimization:** Implements paperless check-in and mobile-friendly interfaces, likely supported by local SEO and online reputation strategies to streamline patient engagement and improve throughput.

Year Founded
2009

Headquarters
Harker Heights, TX

Ownership Status
Private

Locations
13

Tenant Overview

Wellstone Health Partners is a central Texas-based, privately held multi-specialty physician group that operates within the medical campus of Seton Medical Center Harker Heights, anchoring its presence in the Harker Heights/Killeen/Belton market. The organization offers a broad range of primary care and specialty services, such as family medicine, internal medicine, urology, gastroenterology, orthopedics, general surgery and ENT/audiology, positioning it as a full-service outpatient anchor. With locations strategically adjacent to the hospital and in key regional nodes, Wellstone is well-integrated in the healthcare delivery ecosystem of the region.

Marketing & Strategy Initiatives

- **Digital presence optimization:** Their website emphasizes ease of access (e.g., online bill pay, patient portal “MyChart”, video visits) which aligns with contemporary patient expectations for convenient care and digital first-touch points.
- **Service-line differentiation and messaging:** By promoting broad specialty services (e.g., orthopedics/joint replacement, ENT, gastroenterology, women’s health) they emphasize being a “one-stop” regional provider, which helps capture patients who would otherwise navigate multiple providers.
- **Community and campus affiliation leverage:** Their location adjacent to or affiliated with the hospital campus strengthens the perception of comprehensive care and parity with larger systems—this supports referral flow, brand credibility and cross-service synergy.
- **Patient experience and brand advocacy:** Messaging such as “Power of One” recognizes that individual interactions (physician, nurse, staff) shape the patient experience and encourage word-of-mouth and online review generation.

Year Founded
2012

Headquarters
Harker Heights, TX

Ownership Status
Private

Locations
1

Tenant Overview

Seton Medical Center Harker Heights (SMCHH) is an 83-bed acute-care hospital located in Harker Heights, Texas, which opened in 2012. It offers a full suite of services including cardiology, general and orthopedic surgery, a Level IV trauma designated emergency department, gastroenterology, and diagnostic services. SMCHH operates as a hospital joint venture between the Catholic health-care system Ascension (via its Seton affiliate) and the for-profit operator Ardent Health Services. The hospital is accredited by The Joint Commission, holds an Accredited Chest Pain Center designation, and is certified as an Advanced Primary Stroke Center. With its strong backing and regionally significant service offering in Central Texas (Bell County area), SMCHH presents as a stable, institutional-quality tenant for net-lease or retail-medical investment strategies.

Marketing & Strategy Initiatives

- **Digital health & consumer engagement:** SMCHH achieved a Level 8 out of 10 designation in the CHIME Digital Health “Most Wired” survey, highlighting its investment in digital technologies and patient-centric access. The hospital’s branding emphasizes comprehensive, high-quality care across multiple specialties such as cardiology, surgery, and women’s health.
- **Quality and safety branding:** SMCHH has been awarded an “A” grade from the Leapfrog Group for nine consecutive years. This safety recognition is a core marketing differentiator that supports brand trust, referral partnerships, and patient loyalty.
- **Service-line and geographic expansion:** The hospital recently opened an advanced imaging center in Belton, Texas, expanding its geographic reach and diagnostic capabilities. This strategic move supports a hub-and-spoke model of care and increases outpatient footprint.
- **Community health and outreach strategy:** SMCHH participates in a three-year Implementation Strategy aligned with its Community Health Needs Assessment (CHNA). The current cycle prioritizes access to care and social determinants of health, reinforcing its brand as a mission-driven, locally rooted institution.

Market Overview

Freedom Urgent Care & Wellstone Health Partners

4901 S 31st St, Temple, TX 76502



Temple, TX

Market Demographics



82,073

Total Population

\$64,945

Median HH Income

32,488

of Households

52.9%

Homeownership Rate

36,900

Employed Population

28.9%

% Bachelor's Degree

33.8

Median Age

\$250,056

Median Property Value

Local Market Overview

Temple, Texas continues to demonstrate strong fundamentals that support long-term healthcare real estate investment, with steady population growth, rising household incomes, and an employment base anchored by one of the region's most significant medical hubs. The city benefits from its role within the larger Killeen-Temple metro, expanding the catchment area for specialty care and outpatient services, while the presence of Baylor Scott & White Medical Center-Temple drives consistent demand for clinics, providers, and complementary healthcare uses along the S 31st Street corridor. Healthcare and social assistance remain the city's largest employment category, underscoring the depth of the sector, and local demographic trends, including an aging population and elevated chronic-care needs within Bell County, reinforce ongoing utilization of medical services. With a cost-of-living advantage, continued development activity, and infrastructure that supports regional access, the market offers a stable and strategically positioned environment for investors seeking durable performance in healthcare real estate.

Property Demographics

POPULATION	3-MILE	5-MILE	10-MILE
2020 Population	38,257	72,001	129,757
2025 Population	44,129	82,310	149,490
2030 Population Projection	49,498	92,157	167,641
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2020 Households	16,052	29,362	49,527
2025 Households	18,556	33,520	56,905
2030 Household Projections	20,869	37,604	63,919
INCOME	3-MILE	5-MILE	10-MILE
Avg Household Income	\$72,701	\$69,655	\$80,433

Economic Drivers

Medical & life sciences leadership paired with manufacturing and logistics strength.

Strategically located on I-35 between Austin and Dallas, Temple leverages transport connectivity and cost-advantaged development land.

Economic Drivers

The Temple market is anchored by a robust health- and life-sciences ecosystem, with Baylor Scott & White and veteran-health operations forming the backbone of employment and research. This sector benefits from Temple's affordable cost-structure and talent pipeline, including veterans transitioning out of nearby facilities. Concurrently, the region's location along the I-35 corridor between Austin and Dallas, its large blocks of ready industrial land and competitive business-cost profile have attracted manufacturing and logistics firms. The convergence of workforce development, transportation infrastructure and cost efficiency has enabled Temple to position itself as a key midsize hub for companies seeking scale without the premium pricing of major metros. From an investment perspective, diversification across health, manufacturing and logistics dampens cyclical risk and offers multiple growth vectors.

Primary Industries

- Health & Life Sciences
- Advanced Manufacturing
- Logistics/Distribution

Top Employers

- Baylor Scott & White Health
- Central Texas Veterans Healthcare System
- McLane Company, Inc.
- H-E-B Retail Distribution Center

Recent Developments

- More than 1,600 acres of shovel-ready industrial land within Temple's business parks.
- Major investment of approximately \$122 million in capital projects in recent years, supporting expansions and relocation.

\$122M+

Regional Gross Domestic Product

±4.6 Miles

Distance to Downtown Temple



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **4901 S 31st St, Temple, TX 76502** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer — There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.



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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date