



PetSmart

**Brand New Costco Shadow Anchored
The Village at Ownsby Farms**

3545 S Preston Rd.
Celina, TX 75009





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PetSmart - Brand New Costco Shadow Anchored

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DEMOGRAPHICS

PetSmart

3545 S Preston Rd.
Celina, TX 75009

Year Built:

2026

Land:

1.85 Acres
(80,586 SqFt)

Bldg:

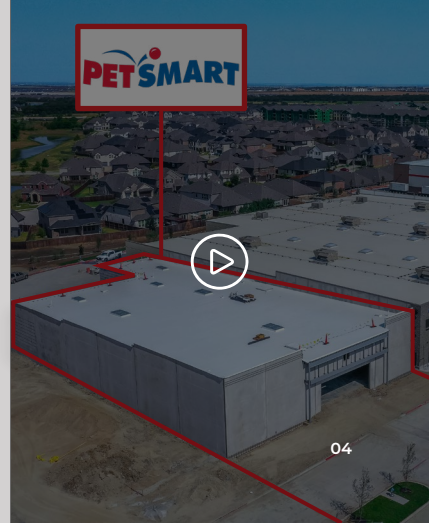
16,338 SqFt



GOMEZGROUP

Parking:

98 Parking Spaces





- 📍 Brand New 2026 Construction; Estimated Opening Q1 2027
- 📍 10-Year NNN Lease with Four 5-Year Renewal Options
- 📍 Population +89,500 in 5 Miles with 24.6% Annual Population Growth Rate
- 📍 +\$217,200 Avg HHI in 1 Mile Radius, Nearly 2x the National Average
- 📍 Celina, TX Ranked the Fastest-Growing City in the U.S. According to the U.S. Census Bureau's 2025 Population Estimates (Released May 2026)

- 1.85 Acre Lot Positioned to Capture Heavy Traffic from the Preston Road Corridor, a Primary North-South Commercial Spine
- Directly Adjacent to Brand New Costco & Costco Gas Station
- The Crossing at Moore Farm and The Village at Ownsby Farms Together Make up a +77 Acre Unified Master Planned Retail District Anchored by Costco, Lowe's, EoS, Academy Sports + Outdoors and The Home Depot
- Across Preston Road from the Brand New Crossing at Moore Farm, Anchored by High-Volume Destination Retail Including Lowe's (Opened January 2026) and EoS (Opening Q2 2027)

▶ WATCH PROPERTY VIDEO



- ❑ Neighboring Jefferson Ownsby and Prose Ownsby Farms, Two New Class A Multifamily Communities with 850-Units Combined
- ❑ Less than 2.5 Miles from Kroger Anchored Shopping Center with 1.7MM Annual Visits*
- ❑ 4 Miles from The Gates of Prosper, a 327K Sqft Shopping Center with 4.9MM Annual Visits*
- ❑ National Tenants in the Immediate Surrounding Area Include Target, Walmart Supercenter, Hobby Lobby, DICK'S Sporting Goods, and Kohl's
- ❑ Immersed Among 8 Major Master-Planned Communities within 10-Mile Radius, Exceeding 8,000 Acres Combined

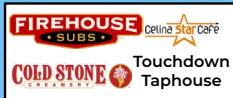
*per Placer.ai



► SITE PLAN



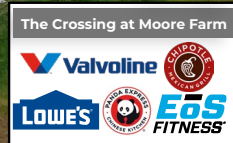




The Ownsby Apartments
396 Units



S. PRESTON RD (9,680 VPD)





JOHN CAMPBELL TRL

S. PRESTON RD (9,680 VPD)

The Crossing at Moore Farm





PETSMART

The Ownsby Apartments
396 Units

COSTCO
WHOLESALE
Opening Q4 2026

Academy
SPORTS & OUTDOORS

Studio 213

CURRY
PIZZA
HOUSE

Celine
Star Cafe

FIREHOUSE
SUBS

COLD STONE
CREAMERY

Touchdown
Taphouse

TOTALCARE
EMERGENCY ROOM

verizon

MOOYAH
BURGERS • FRIES • SHAKES

Bojangles

PNC

PACIFIC
DENTAL SERVICES

LunaGrill
MULTICUISINE GRILL

SOAK
SPA

SportClips
HAIRCUTS

McBain
BAGGING SPEC PROD

TORCHY'S TACOS

COSTCO
GASOLINE

S. PRESTON RD (9,680 VPD)

S. PRESTON RD (9,680 VPD)

PANDA EXPRESS
CHINESE CUISINE
Opening Q2 2026

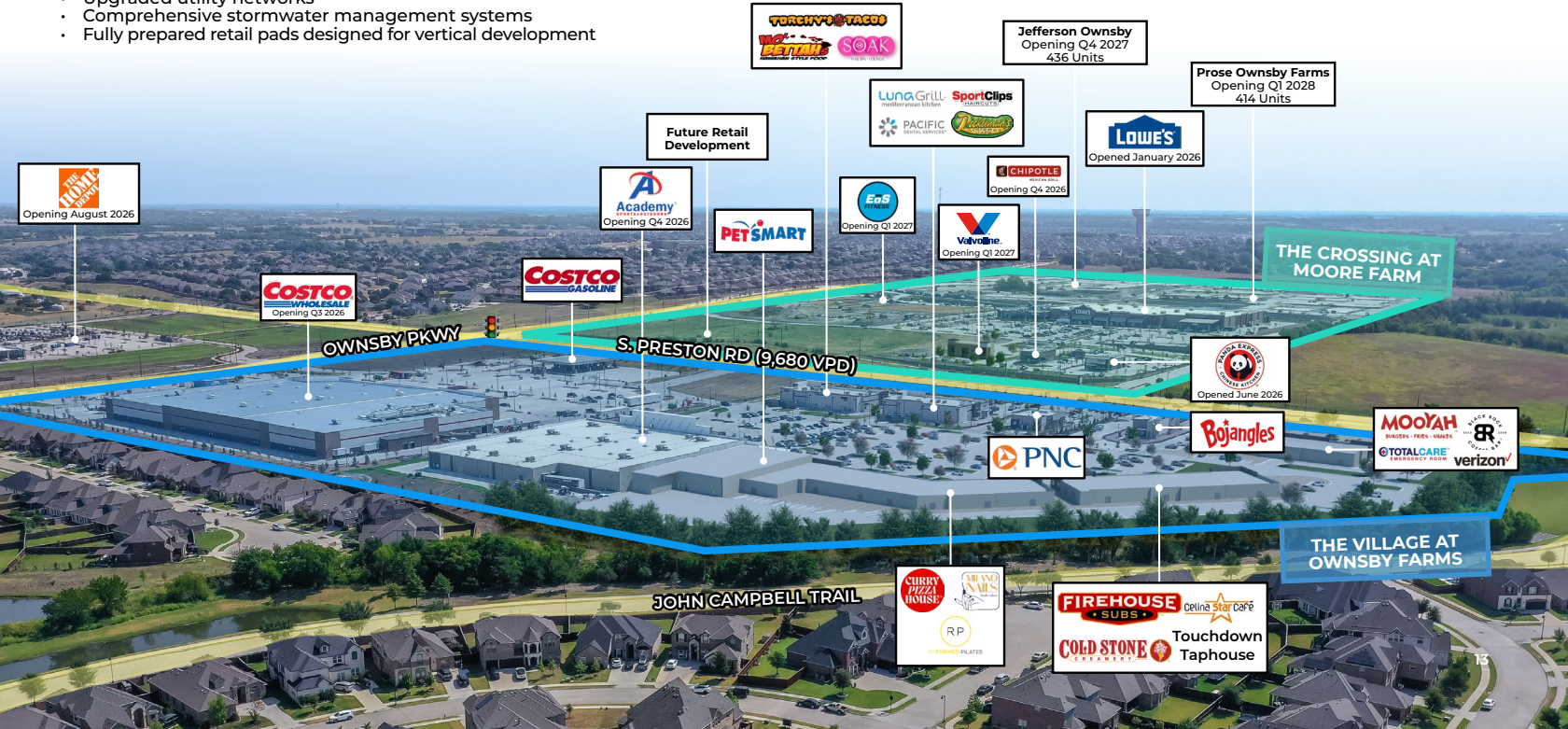
CHIPOTLE
MEXICAN GRILL
Opening Q4 2026

► THE CROSSING AT MOORE FARM & THE VILLAGE AT OWNSBY FARMS

These combined developments form one of the most significant new commercial corridors in Celina, Texas—an area experiencing some of the strongest population and economic growth in the Dallas–Fort Worth region. Spanning approximately 77 acres, the two developments function as a unified, master-planned retail district designed to serve Celina’s rapidly expanding residential base and the broader North Dallas trade area. Positioned at the heart of Celina’s growth, these developments offer direct access to thousands of new homes delivered or under construction within a short radius.

Both developments have undergone extensive infrastructure improvements to support long term commercial density, including:

- New internal and perimeter roadway systems
- Upgraded utility networks
- Comprehensive stormwater management systems
- Fully prepared retail pads designed for vertical development





METHODIST CELINA
MEDICAL CENTER
+11,000 Employees
System-Wide

THE OWNSBY APARTMENTS
386 Units

PETSMART
3545 S. Preston Rd., Celina, TX 75009

STUDIO 213
INDIAN RESTAURANT
CURRY PIZZA HOUSE
NAIL AND NAILS
RP
SUSHI PLATES

THE HOME DEPOT
Costco WHOLESALE

OWNSBY PKWY
THE VILLAGE AT OWNSBY FARMS

CELINA STAR CAFE
FIREHOUSE SUBS
TOUCHDOWN
COLD STONE

Walmart
Celina ACE Hardware
SONIC Drive-Through Restaurants

Costco GASOLINE

Luna Grill Sport Clips
PACIFIC Dental Services

PNC

Bojangles

MOOYAH
BURGERS • PUES • SHAKES
TOTALCARE FOUNDATION
verizon
BLACK & ROCK COFFEE BAR

THE SHOPS AT CARTER RANCH
ups
Kwik-Kar
SUBWAY

FUTURE RETAIL DEVELOPMENT

Valvoline

9,680 VPD
S PRESTON RD

CHIPOTLE

289

TRUCK EXPRESS

JOHN CAMPBELL TRL



CHASE
ANYTIME FITNESS
SUPERCUTS
SAJA
Ruco Zone
Kroger

McDonald's
7-Eleven
Wawa
brakes plus
CITY OF CELINA

HIGHFIELD PRESTON
251 Units

LAUGHLIN TWO EIGHTY NINE
268 Units

PROSPER ISD CHILDREN'S
HEALTH STADIUM
34,000 SqFt Natatorium

LIGHT FARMS
1,070-Acre
Master Planned Community
+3,000 Homes

MUSTANG LAKES
681-Acre Master
Planned Community
Approx. 3,400 Homes

CRISPOT'S
RESTAURANT

YAKA EXPRESS
RAMEN KATANA

Valvoline

MOOYAH
BUNNIES FOOD HOMES
TOTALCARE
FOUNDATION
verizon
BLACK ROCK
COUNTRY

Bojangles

PNC

Luna Grill
Sport Clips
PACIFIC
DENTAL SERVICES

CELINA STAR CAFE
FIREHOUSE
SUBS
TOUCHDOWN
COLD STONE

STUDIO 213
INDIAN
RESTAURANT
CURRY PIZZA HOUSE
ARIANO NAILS
RIP
POND'S PLACES

PETSMART
3545 S. Preston Rd., Celina, TX 75009

Academy
SPORTS+OUTDOOR

COSTCO
WHOLESALE

THE CROSSING AT MOORE FARM

FUTURE
RETAIL
DEVELOPMENT

9,680 VPD
S PRESTON RD

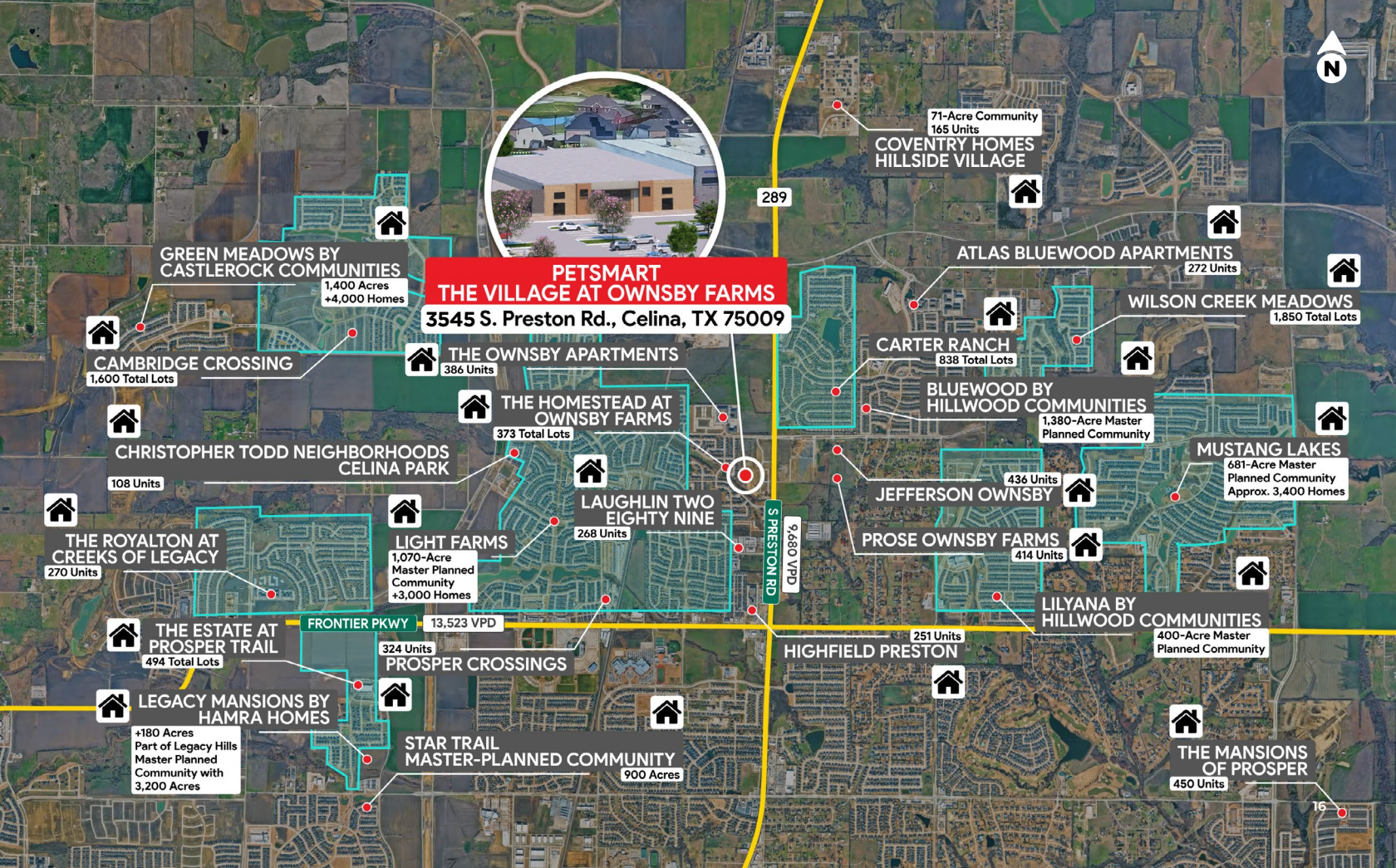
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YACOW'S
TACOS
SOAK
WETZEL'S
BURGER KING

COSTCO
GASOLINE

THE VILLAGE AT OWNSBY FARMS

OWNSBY PKWY



**PETSMART
THE VILLAGE AT OWNSBY FARMS**
3545 S. Preston Rd., Celina, TX 75009

71-Acre Community
165 Units
**COVENTRY HOMES
HILLSIDE VILLAGE**

ATLAS BLUEWOOD APARTMENTS
272 Units

WILSON CREEK MEADOWS
1,850 Total Lots

CARTER RANCH
838 Total Lots

**BLUEWOOD BY
HILLWOOD COMMUNITIES**
1,380-Acre Master
Planned Community

MUSTANG LAKES
681-Acre Master
Planned Community
Approx. 3,400 Homes

JEFFERSON OWNSBY
436 Units
PROSE OWNSBY FARMS
414 Units

**LILYANA BY
HILLWOOD COMMUNITIES**
400-Acre Master
Planned Community

HIGHFIELD PRESTON
251 Units

**THE MANSIONS
OF PROSPER**
450 Units

**STAR TRAIL
MASTER-PLANNED COMMUNITY**
900 Acres

PROSPER CROSSINGS
324 Units

LIGHT FARMS
1,070-Acre
Master Planned
Community
+3,000 Homes

**LAUGHLIN TWO
EIGHTY NINE**
268 Units

**THE HOMESTEAD AT
OWNSBY FARMS**
373 Total Lots

THE OWNSBY APARTMENTS
386 Units

**CHRISTOPHER TODD NEIGHBORHOODS
CELINA PARK**
108 Units

**THE ROYALTON AT
CREEKS OF LEGACY**
270 Units

**THE ESTATE AT
PROSPER TRAIL**
494 Total Lots

**LEGACY MANSIONS BY
HAMRA HOMES**
+180 Acres
Part of Legacy Hills
Master Planned
Community with
3,200 Acres

CAMBRIDGE CROSSING
1,600 Total Lots

**GREEN MEADOWS BY
CASTLEROCK COMMUNITIES**
1,400 Acres
+4,000 Homes



Green Meadows by
CastleRock Communities
1,400 Acres; +4,000 Homes

Methodist Celina Medical Center
+11,000 Employees System-Wide

Celina
ACE
Hardware
SONIC

Tommie Dobie Bothwell
Elementary School
Approx. 466 Students

Shawnee Trail
+166 Acre Future
Retail Development

Walmart
Opening Spring 2026

Coventry Homes -
Hillside Village
71-Acre Community

Yardly Cross
Creek Meadows
265 Homes

Sasini
RESTAURANT

Highland Homes
Cambridge Crossing
43-Acre Mixed-Use
Development

Sundance Celina
261 Units

The Ownsby Apartments
386 Units

Light Farms, 1,070-Acre Master
Planned Community
+3,000 Homes

Christopher Todd
Neighborhoods Celina Park
108 Units

THE HOME DEPOT
Opening August 2026

Laughlin Two
Eighty Nine
268 Units

Ralph and Mary Lynn
Boyer Elementary
±851 Students

The Royalton at
Creeks of Legacy
270 Units

CAPO'S PIZZERIA

H-E-B
BBQ
McDonald's

Legacy Mansions
by Hamra Homes
+180 Acres; Part of Legacy
Hills Master Planned
Community with 3,200 Acres

Prosper ISD Children's
Health Stadium
34,000 SqFt Natatorium

Prosper High School
±3,722 Students

Highfield Preston
251 Units

Prosper Ridge by
Southgate Homes

Prosper Elms
Apartments
196 Units

Star Trail
900-Acre Master
Planned Community

Public Storage
HOBBY LOBBY
Dorling
Walmart
KOHL'S
TJ-maxx
Chick-fil-A
HomeGoods
Target

CrossFit
RESALE
ADVANTAGE
RODING
LEGACY
COMMERCIAL
LEGACY
COMMERCIAL
LEGACY
COMMERCIAL

7-Eleven
McDonald's
Starbucks

KROGER
MARKETPLACE
MoneyGram
Pharmacy
Blue
win
redbox
AutoZone

Charité
RESTAURANT
Sugar
boy
MARKET
Ernesto's
MEXICAN RESTAURANT

Liliyana By Hillwood Communities
400-Acre Master Planned Community

Liliyana
Elementary School
±802 Students

PROSPER TRAIL (11,345 VPD)

dental
sushi
bene
MARKET

COUNTRY RD

E. FIRST ST

AMERICAN PUBLISHERS

The Mansions
of Prosper
450 Units

Cynthia A. Cockrell
Elementary School
±754 Students



**PETSMART
THE VILLAGE AT OWNSBY FARMS**
3545 S. Preston Rd., Celina, TX 75009

COLLIN COLLEGE
2.2 Miles
±2,500 Students

**THE UNIVERSITY OF
TEXAS AT DALLAS**
27.3 Miles
±29,886 Average Annual
Student Enrollment

UNIVERSITY OF DALLAS
40.3 Miles
±2,538 Average Annual
Student Enrollment

**THE DALLAS ARBORETUM
AND BOTANICAL GARDEN**
40.2 Miles Over
1.1MM Annual Visitors

DALLAS ZOO
40.5 Miles
Over 1MM
Annual Visitors

**DALLAS FORT WORTH
INTERNATIONAL AIRPORT**
34.7 Miles
88MM Passengers in 2024

► LEASE ABSTRACT

[CLICK TO VIEW FULL TENANT LEASE ABSTRACT](#)



PetSmart's lease provides for a 10-year initial term with four five-year extension options and scheduled rent increases.

Tenant reimburses its proportionate share of eligible real estate taxes, insurance and CAM expenses, including an administrative fee of up to 5% of eligible CAM. CAM is initially capped at \$1.25 per square foot and generally capped at 5% annual growth.

Landlord retains responsibility for the roof, structure and common areas, with new-construction warranties currently in place.

The lease includes co-tenancy requirements tied to Costco, Academy Sports + Outdoors and shopping-center occupancy, as further described in the lease. The property is also subject to a recorded REA providing reciprocal access and allocating Major Driveway obligations among the project parcels.



Lease Type
NNN

Landlord Responsibilities
Roof & Structure
Transferable Roof Warranty in Place

Lease Guarantor
PetSmart LLC

Rent Commencement Date
January 26, 2027

Lease Expiration Date
January 31, 2037

Term Remaining on Lease
±10 Years

Options
Four 5-Year

Increases
\$1 PSF Increase Every 5 Years in Years
1-20, \$2 PSF in Year 21 and \$3 PSF in
Year 26



TENANT	LEASE TYPE	AREA (SF)	LEASE FROM	LEASE TO	ANNUAL RENT	ANNUAL RENT PER AREA	RENT INCREASE	RENT INCREASE DATE	OPTIONS
PETSMART	NNN	16,338	01/26/2027	01/31/2037	\$359,436	\$22	\$375,774	YEAR 6	FOUR 5-YEAR

► RENT ROLL

	YEAR	MONTHLY RENT	ANNUAL RENT
CURRENT PERIOD	YEARS 1-5	\$29,953	\$359,436
	YEARS 6-10	\$31,314	\$375,774
	YEARS 11-15 (OPTION 1)	\$32,676	\$392,112
	YEARS 16-20 (OPTION 2)	\$34,037	\$408,450
	YEARS 21-25 (OPTION 3)	\$36,760	\$441,126
	YEARS 26-30 (OPTION 4)	\$40,845	\$490,140

NOI
\$359,436



Cap Rate
6.25%



Price
\$5,751,000



Price/ft Land
\$71.36



Price/ft Bldg.
\$352





PetSmart is the largest specialty pet retailer in North America, founded in 1986 by Jim and Janice Dougherty and headquartered in Phoenix, Arizona. The company operates more than 1,650 stores across the United States and Canada, offering pet food, supplies, accessories, grooming, training, boarding, veterinary services, and pet adoption programs through PetSmart Charities. PetSmart has grown through strategic acquisitions, including the purchase of AllPaws in 2016 and the \$3.35B acquisition of online pet retailer Chewy in 2017, which was one of the largest e-commerce acquisitions at the time and significantly strengthened the company's digital presence. In 2015, PetSmart was acquired by a consortium led by BC Partners in an \$8.7B deal, taking the company private. The retailer has earned recognition in Fortune's America's Most Innovative Companies ranking and has appeared on several Forbes employer, customer service, and social impact lists. Recent reports estimate annual revenue at approximately \$10B for fiscal year 2026, with a workforce of roughly 50,000 to 55,000 employees, making it one of the largest pet care and retail companies in North America.



LOCATIONS
+1,650



2026 ANNUAL REVENUE
Approx. \$10B



OWNERSHIP
Private



WEBSITE
www.petsmart.com



HEADQUARTERS
Phoenix, AZ

CELINA, TEXAS

Celina, Texas ranks among the fastest-growing cities in the nation, with its 2025 population estimated at approximately $\pm 60,100$ and annual growth surpassing 24.6%. It is part of the Dallas–Fort Worth–Arlington Metropolitan Statistical Area (MSA), which is the fourth largest in the nation with over 8MM residents. The city of Celina has been ranked by the U.S. Census Bureau as the 4th fastest-growing city and is distinguished as Texas's first “gigabit city” thanks to its advanced fiber infrastructure.

The local economy is anchored by retail, healthcare, education, and professional services, with major employers including Brookshire's Groceries, Celina ISD, Collin College, Kimley-Horn, Tractor Supply Company, McDonald's, Walmart (projected to open by Q1 2026), and the recently opened \$150MM Methodist Celina Medical Center. Guided by its “Life Connected” vision, the city emphasizes community, connectivity, and quality of life, while large-scale master-planned developments such as Light Farms, Green Meadows, and Mustang Lakes continue to drive infrastructure and residential growth. Strategically positioned along the Dallas North Tollway (est. 2027 completion), Celina is rapidly emerging as a hub for suburban development, retail expansion, and healthcare innovation in North Texas.



POPULATION GROWTH RATE

+24.6%



2025 POPULATION

$\pm 60,100$



**#4 FASTEST-GROWING CITY
BY THE U.S. CENSUS BUREAU**



WATCH PROPERTY VIDEO

DALLAS, TEXAS

Dallas, Texas serves as a powerhouse within the Dallas–Fort Worth–Arlington Metropolitan Statistical Area (MSA), the nation's fourth largest with more than 8MM residents. The city itself is home to roughly 1.3MM people, while the wider metro area supports over 4.5MM workers. Dallas boasts a strong presence of Fortune 500 companies, including AT&T, Southwest Airlines, Texas Instruments, Jacobs Engineering, and Tenet Healthcare, with nearby suburbs hosting additional corporate leaders such as Toyota North America and Frito-Lay. The DFW region's economy is vast, generating a GDP of \$744B in 2023—greater than that of many countries worldwide.

Renowned as a hub for business and financial services, Dallas also thrives in industries such as technology, healthcare, transportation, manufacturing, and construction. The city of Dallas has earned widespread recognition in 2025 across business, hospitality, dining, and tourism. The city was celebrated in the *Dallas 100™ Entrepreneur Awards* for its thriving startup ecosystem, while several local companies received Innovation Awards for breakthroughs in biotech, AI, and aerospace. In hospitality, nine Dallas hotels and restaurants were honored by the Forbes Travel Guide, and the region collectively won 12 Texas Travel Awards, underscoring its appeal as a premier travel destination.



DALLAS-FORT WORTH-ARLINGTON MSA
+8MM Residents (4th Largest Metro
Area in the U.S.)



2026 POPULATION
±1.3MM



2023 GROSS DOMESTIC PRODUCT
±\$744B

[▶ WATCH PROPERTY VIDEO](#)

► POPULATION

1

MILE

3

MILE

5

MILE

2025 Population	8,830	48,176	89,072
2030 Population Projection	10,563	57,352	105,187
Annual Growth 2025-2030	3.9%	3.8%	3.6%
Median Age	34.9	37.1	37.2
Bachelor's Degree or Higher	50%	52%	54%

► HOUSEHOLDS

1

MILE

3

MILE

5

MILE

2025 Households	2,618	14,375	226,920
2030 Household Projection	3,136	17,149	31,868
Annual Growth 2025-2030	4.0%	3.9%	3.7%
Owner Occupied Households	2,839	15,720	28,165
Renter Occupied Households	297	1,429	3,703
Avg Household Size	3.4	3.3	3.3
Avg Household Vehicles	2	3	2
Total Specified Consumer Spending (\$)	\$135.2MM	\$753.9MM	\$1.4B

► INCOME

1

MILE

3

MILE

5

MILE

Average Household Income

\$217,252

\$212,303

\$202,805

Median Household Income

\$196,253

\$195,615

\$184,602

► HOUSING

Median Home Value

\$634,981

\$718,697

\$713,561

Median Year Built

2011

2011

2011



RYAN GOMEZ

Executive Director
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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.

2-10-2025



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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ 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