



4031 W. LOVERS LN.

DALLAS, TX | BUILD TO SUIT OR LAND FOR SALE

BENNETT SIKES
BSikes@db2re.com
214.526.3626 x 132

SCOTT LAKE
SLake@db2re.com
214.526.3626 x 108

JAKE MILNER
JMilner@db2re.com
214.526.3626 x 109



PROPERTY INFORMATION



SIZE:
± .54 AC



TRAFFIC COUNTS:
Loop 12: 30,726 VPD



ZONING:
LO - 1

DEMOGRAPHICS

| | 1 Mile | 2 Miles | 3 Miles |
|-------------------------|-----------|-----------|-----------|
| 2023 Population | 6,959 | 51,986 | 113,709 |
| % Proj Growth 2023-2028 | 0.13% | 0.24% | 0.21% |
| 2023 Average HH Income | \$157,795 | \$136,237 | \$145,033 |
| 2023 Median HH Income | \$79,571 | \$67,129 | \$72,044 |

Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC 2023

HIGHLAND PARK

UPTOWN

DOWNTOWN

BLUFFVIEW BLVD.

LOVERS LN

LEMMON AVE



PROPERTY HIGHLIGHTS

- 1. FRONTAGE ON LOVERS LN.
- 2. ADJACENT TO LOVE FIELD
- 3. LESS THAN 3 MILES N. OF THE HEART OF THE DESIGN DISTRICT

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PRESTON CENTER

INWOOD VILLAGE

LOVERS LN

BLUFFVIEW BLVD

116

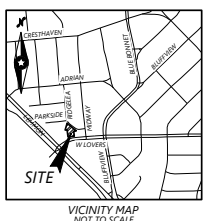
LEMMON AVE

PROPERTY HIGHLIGHTS

- 1. LESS THAN 2 MILES S.W. OF PRESTON CENTER
- 2. 1 MILE DUE WEST OF INWOOD VILLAGE
- 3. JUST OVER 2 MILES N.E. OF HIGHLAND PARK VILLAGE
- 4. UNDER 2 MILES DUE WEST OF HIGHLAND PARK HIGH SCHOOL

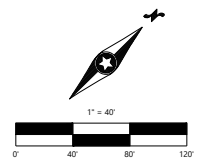


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LEGEND table with columns for symbol and description, including SET DISK, IRP, FIP, (C.M.), VOL. PG., D.R.D.C.T., M.R.D.C.T., O.P.R.D.C.T., INST. NO., SF, AC, R.O.W., ACRE, RIGHT-OF-WAY, and B.T.P.

- GENERAL NOTES: 1. THE BEARINGS SHOWN HEREON ARE ORIENTED TO GRID NORTH... 2. LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL... 3. COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM... 4. SELLING A PORTION OF ANY LOT IN THIS SECTION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW...



STATE OF TEXAS) COUNTY OF DALLAS)

OWNER'S CERTIFICATE

WHEREAS 4031 W. LOVERS, LLC is the sole owner of a 0.539 acre tract of land situated in the Wilson Baker Survey, Abstract No. 54, City Block D/5060, City of Dallas, Dallas County, Texas, and being all of a 0.54 acre tract of land conveyed to 4031 W. LOVERS, LLC by Special Warranty Deed of record in Instrument No. 202100013918, of the Official Public Records of Dallas County, Texas, and being all of Lots 1 and 14, and a portion of Lot 2, Block D, Midway Manor Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 5, Page 475, of the Map Records of Dallas County, Texas, said 0.539 acre tract being more particularly described as follows:

BEGINNING at a found 1/2" iron rod for corner in the north right-of-way line of W. LOVERS Lane (County Road No. 375), a variable width right-of-way, at the southeast corner of Lot 13 of said Block D/5060 and the southwest corner of said Lot 14, Block D/5060. THENCE North 06 degrees 54 minutes 48 seconds West, along the common line between said Lots 13 and 14, Block D/5060, a distance of 118.81 feet to a found 3/4" iron pipe for corner in the south line of said Lot 1, Block D/5060, at the northeast corner of said Lot 13 and the northeast corner of said Lot 14, Block D/5060. THENCE North 84 degrees 27 minutes 22 seconds West, departing the said common line between Lots 13 and 14, Block D/5060, along a common line between said Lots 1 and 13, Block D/5060, at a distance of 20.15 feet passing the southwest corner of said Lot 1 and the southeast corner of said Lot 2, Block D/5060, continuing along the common line between the said Lots 2 and 13, of said Block D/5060, in all a total distance of 35.40 feet to a set 5/8" iron rod with a 3/4" aluminum disk stamped 'LEMMON&LOVERS OFFICE WESTWOOD PS' at the westmost corner of said 4031 W. LOVERS LLC tract and the southeast corner of a tract of land conveyed to WESTWOOD PS, Ltd., by deed of record in Instrument No. 201600323820, of said Official Public Records. THENCE North 15 degrees 57 minutes 56 seconds East, departing the said common line between Lots 2 and 13, Block D/5060, over and across said Lot 2, Block D/5060, and along a common line between the said SBLT/OF 2016, Ltd., a distance of 121.66 feet to a found 1/2" iron rod for corner in the southwest right-of-way line of Parkside Drive, a variable width right-of-way, and being the northeast line of said Lot 2, said point being the northeast corner of said SBLT/OF 2016, Ltd. tract and the north corner of said 4031 W. LOVERS LLC tract said point being in a non-tangent curve to the right. THENCE departing the said common line between the SBLT/OF 2016, Ltd. tract and the 4031 W. LOVERS, LLC tract, along said southwest line of Parkside Drive and the northeast line of said Lot 2, Block D/5060, and said non-tangent curve to the right having a central angle of 07 degrees 23 minutes 38 seconds, a radius of 116.24 feet, and an arc length of 15.00 feet (chord bears South 52 degrees 19 minutes 29 seconds East, 14.99 feet) to a set 5/8" iron rod with a 3/4" aluminum disk stamped 'LEMMON&LOVERS OFFICE WESTWOOD PS' at the end of said curve. THENCE South 49 degrees 04 minutes 40 seconds East, continuing along the said southwest line of Parkside Drive and the said northeast line of Lot 2, Block D/5060, at a distance of 114 feet passing the east corner of said Lot 2 and the north corner of said Lot 1, Block D/5060, continuing along the said southwest line of Parkside Drive and the northeast line of said Lot 2, Block D/5060, at a distance of 144.18 feet passing a point of curve of said Parkside Drive and the northeast line of said Lot 2, Block D/5060, continuing along the common line between said 'public park' and said Lot 1, Block D/5060, in all a total distance of 193.96 feet to a found 1/2" iron pipe at the northeast corner of a 'park' in said Block D/5060. THENCE North 84 degrees 20 minutes 04 seconds West, continuing along the said common line between Lot 1, and the 'park' in Block D/5060, a distance of 44.92 feet to a found 1/2" iron pipe at the northeast corner of said Lot 14 and the northeast corner of said 'park', in Block D/5060. THENCE South 06 degrees 54 minutes 35 seconds East, departing the said common line between Lot 1 and the 'park' in Block D/5060, along a common line between said Lot 14 and said 'park' in Block D/5060, a distance of 95.69 feet to a found 5/8" iron rod for corner in the said north line of W. LOVERS Lane, at the southwest corner of said 'park' and the southeast corner of said Lot 14, Block D/5060. THENCE North 84 degrees 25 minutes 55 seconds West, departing the said common line between the 'park' and Lot 14, Block D/5060, along the said north line of W. LOVERS Lane and the south line of said Lot 14, Block D/5060, a distance of 109.68 feet to the POINT-OF-BEGINNING, containing 23,474 square feet or 0.539 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: The 4031 W. LOVERS, LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as LEMMON AND LOVERS LANE OFFICE ADDITION an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use for any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire line easements shall be open to the public use and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving the utility and fire line easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, controlling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility.

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all planning ordinances, rules, regulations, and resolutions of the City of Dallas. WITNESS, my hand at Dallas, Texas, this ___ day of ___ 2021.

BY: 4031 W LOVERS LLC

NAME: TITLE:

STATE OF TEXAS) COUNTY OF DALLAS)

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared and acknowledged to me to be the person whose name is subscribed to the foregoing instrument and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of ___ 2021.

Notary Public, State of Texas

SURVEYOR'S STATEMENT

STATE OF TEXAS)

I, Jason B. Armstrong, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation, and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, the City of Dallas Development Code (Ordinance No. 19455, as amended), and Texas Local Government Code, Chapter 212, I further affirm that monumentation shown hereon was either installed or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(b)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this ___ day of ___ 2021.

PRELIMINARY PLAT. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Jason B. Armstrong Registered Professional Land Surveyor No. 5557

STATE OF TEXAS) COUNTY OF COLLIN)

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Jason B. Armstrong, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of ___ 2021.

Notary Public, State of Texas

PURPOSE OF THIS PLAT IS TO COMBINE TWO EXISTING PLATTED LOTS AND A PORTION OF AN EXISTING PLATTED LOT INTO ONE PLATTED LOT.

PRELIMINARY PLAT. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

NO EXISTING STRUCTURES NEW STRUCTURES PROPOSED

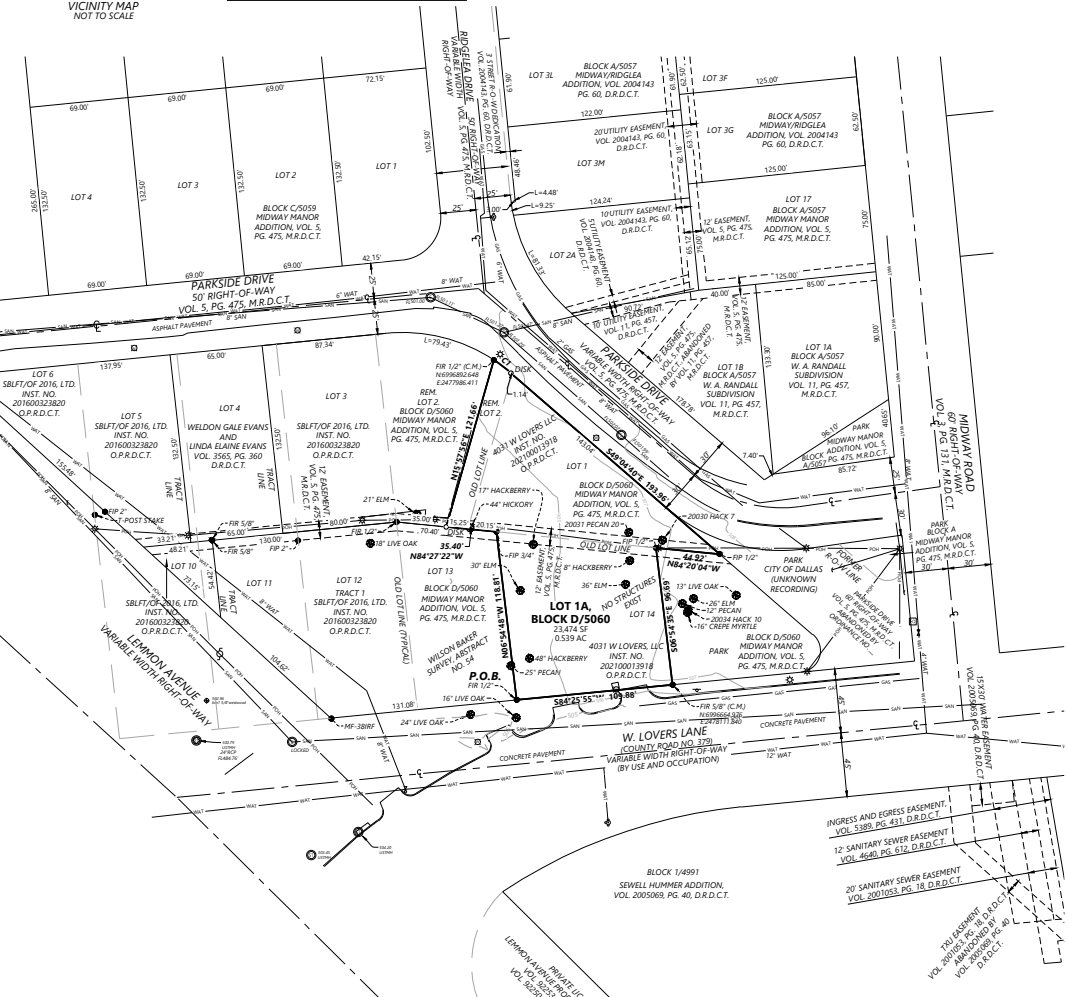
PRELIMINARY PLAT

LEMMON AND LOVERS LANE OFFICE ADDITION

LOT 1A, BLOCK D/5060; 0.539 ACRES 1 LOT FOR OFFICE BEING A REPLAT OF ALL OF LOTS 1 AND 14 AND A PART OF LOT 2, BLOCK D/5060 MIDWAY MANOR ADDITION OUT OF THE WILSON BAKER SURVEY, ABSTRACT NO. 54

IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS DALLAS CITY PLAN NUMBER: S212014 DALLAS CITY ENGINEERING FILE NUMBER: DP-_____

0.539 ACRES, OCTOBER 06, 2021 Job No. 00329366-00 LEMMON AND LOVERS LANE ADDITION



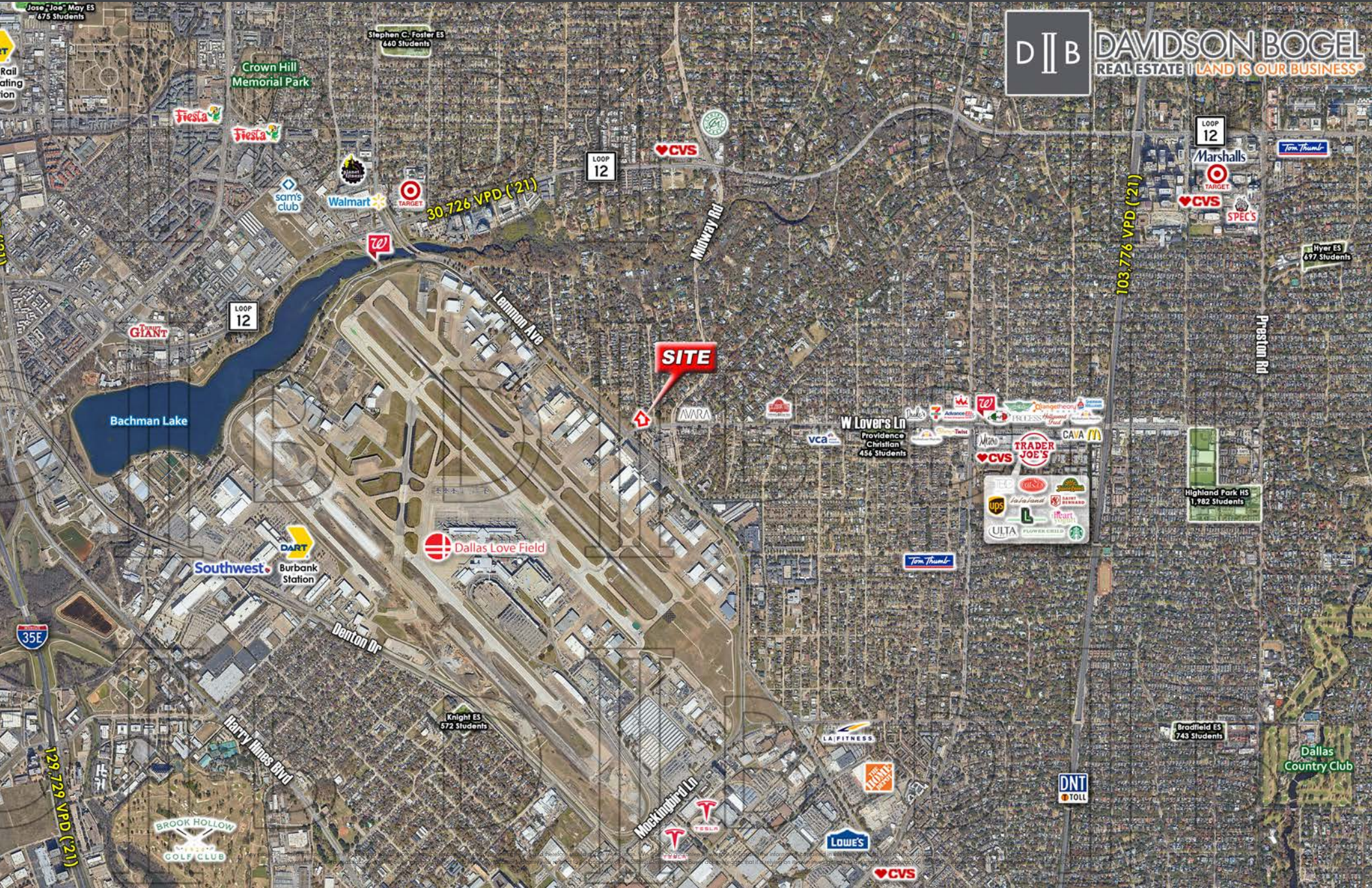
Curve Table with columns: Curve #, Length, Radius, Delta, Chord Bearing, Chord Length. Row 1: C1, 15.00, 116.24, 1007'23"R, S52°46'29" E, 14.99

OWNER 4031 W LOVERS LLC 6310 LEMMON AVENUE, SUITE 202 DALLAS, TEXAS, 75209

ENGINEER / SURVEYOR Westwood (214) 474-4640 2901 Dallas Parkway, Suite 400 Dallas, TX 75228 (800) 957-8150 www.westwood.com

4031 W. LOVERS LN.

WIDE AERIAL



DIB DAVIDSON BOGEL
REAL ESTATE | LAND IS OUR BUSINESS

SITE

Dallas Love Field

103,776 VPD (21)

30,726 VPD (21)

Jose Joe May ES
675 Students

Stephen C. Foster ES
640 Students

Crown Hill Memorial Park

LOOP 12

LOOP 12

Bachman Lake

Lennon Ave

Midway Rd

Preston Rd

Hyer ES
697 Students

Highland Park HS
1,982 Students

W Lovers Ln
Providence Christian
456 Students

Knight ES
572 Students

Bradfield ES
743 Students

Dallas Country Club

35E

129,729 VPD (21)

BROOK HOLLOW GOLF CLUB

Southwest Burbank Station

Harry Hines Blvd

Moe Knight Dr

LOWE'S

CVS

DNT TOLL

4031 W. LOVERS LN.

DISCLAIMER

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE.

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS. (01A TREC NO. OP-K)

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; buyer: and
- (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.

| | | | |
|------------------------------------|----------------|--------------------------|---------------------|
| DB URBAN, LLC | 9009183 | INFO@DB2RE.COM | 214-526-3626 |
| LICENSED BROKER / BROKER FIRM NAME | LICENSE NO. | EMAIL | PHONE |
| MICHAEL EDWARD BOGEL II | 598526 | EBOGEL@DB2RE.COM | 214-526-3626 |
| DESIGNATED BROKER OF FIRM | LICENSE NO. | EMAIL | PHONE |
| SCOTT LAKE | 618506 | SLAKE@DB2RE.COM | 214-526-3626 |
| SALES AGENT/ASSOCIATE | LICENSE NO. | EMAIL | PHONE |
| JAKE MILNER | 647114 | JMILNER@DB2RE.COM | 214-526-3626 |
| SALES AGENT/ASSOCIATE | LICENSE NO. | EMAIL | PHONE |
| BENNETT SIKES | 788242 | BSIKES@DB2RE.COM | 214-526-3626 |
| SALES AGENT/ASSOCIATE | LICENSE NO. | EMAIL | PHONE |



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.

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:
 - 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.

| | | | |
|--|-------------|-------------------|--------------|
| DB Urban, LLC | 9009183 | info@db2re.com | 214-526-3626 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Michael Edward Bogel II | 598526 | ebogel@db2re.com | 214-526-3626 |
| Designated Broker of Firm | License No. | Email | Phone |
| Scott Lake | 618506 | slake@db2re.com | 214-526-3626 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Jake Milner | 647114 | jmilner@db2re.com | 214-526-3626 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date



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- 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.

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| | | | |
|--|-------------|------------------|--------------|
| DB Urban, LLC | 9009183 | info@db2re.com | 214-526-3626 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Michael Edward Bogel II | 598526 | ebogel@db2re.com | 214-526-3626 |
| Designated Broker of Firm | License No. | Email | Phone |
| N/A | N/A | N/A | N/A |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Bennett Sikes | 788242 | bsikes@db2re.com | 214-526-3626 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date