



13497 N Hwy 183, Suite 700  
Austin, TX 78750  
PHONE: 512.593.5403 | FAX: 512.590.8707

# Notice to Prospective Customer or Client

**To:** \_\_\_\_\_ **(Prospect)**

\_\_\_\_\_

**From:** \_\_\_\_\_ **(Broker)**

**RE:** \_\_\_\_\_ **(Property)**

**Date:** \_\_\_\_\_

**A.** This is a notice in regards to our relationship with the principal of the property named above.

**B.** Broker's client is the  **Seller**  **Landlord**  **Buyer**  **Tenant** Initial \_\_\_\_\_

**C.** We do **NOT** represent you as the  **Seller**  **Landlord**  **Buyer**  **Tenant** Initial \_\_\_\_\_

**D.** We are obliged to inform our client of any material information you provide.

**E.** We will not provide you with:

- a.** Opinions or advice;
- b.** Assistance with evaluating any offer
- c.** Assistance in drafting any offer, response to any offer, disclosure, notice, or other information;
- d.** Relevant marketing information;
- e.** Information related to any contractual duty you may have;
- f.** Assistance in arranging for the completion of any obligations you may be required to meet under a contract or lease; or
- g.** Information related to other service providers, such as title companies, mortgage companies, insurance companies, attorneys, inspectors, contractors, surveyors, engineers, and others.

**E. We encourage you to contact the Broker or attorney of your choosing for assistance.**

Texas Real Estate Commission rules provide that a Broker is obligated under a representation and/or property management agreement to negotiate the best possible transaction for the principal.

**G.** An agent from our office can be designated to represent you in the transaction if you choose.

That agent will be separate from the Client's agent, and will work on your behalf once a representation agreement is signed.

**H.** You acknowledge that you received a copy of **TAR-2501 Information about Brokerage Services**.

**I HAVE READ AND FULLY UNDERSTAND THE ABOVE NOTICE AND DISCLOSURE**

**PRINT NAME:** \_\_\_\_\_

**SIGNED:** \_\_\_\_\_

**DATE:** \_\_\_\_\_



**CENTRAL METRO**  
**REALTY**

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