



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:

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Keller Williams Advantage	9003002	klrw553@kw.com	254-751-7900
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Al Rincon	525285	klrw553@kw.com	254-751-7900
Designated Broker of Firm	License No.	Email	Phone
Kerri Humble	693930	kerrihumble@kw.com	254-751-7900
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Brad Harrell	363789	bharrell@onwardret.com	(254) 870-9769
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Melissa Harrell	647271	mharrell@onwardret.com	(254) 870-9769
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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Brad Harrell	363789	brad@harrellteam.realestate	254-870-9769
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Brad Harrell	363789	brad@harrellteam.realestate	254-870-9769
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kyle Cox	766249	kcox@onwardret.com	(254) 870-9769
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Kerri Humble	693930	kerrihumble@kw.com	254-751-7900
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Adam Voight	650810	avoight@onwardret.com	(254) 870-9769
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Xavier Rosas	794462	xrosas@onwardret.com	(254) 870-9769
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Keller Williams Advantage	9003002	klrw553@kw.com	254-751-7900
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Al Rincon	525285	klrw553@kw.com	254-751-7900
Designated Broker of Firm	License No.	Email	Phone
Kerri Humble	693930	kerrihumble@kw.com	254-751-7900
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Michael Warren	834642	mwarren@onwardret.com	(254) 870-9769
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



Information About Brokerage Services

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2-10-2025



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Kerri Humble	693930	kerrihumble@kw.com	254-751-7900
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Taylor Wilson	760815	twilson@onwardret.com	(254) 870-9769
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Kerri Humble	693930	kerrihumble@kw.com	254-751-7900
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Selene Perez	821456	sperez@onwardret.com	(254) 870-9769
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Christopher Jackson	825938	cjackson@onwardret.com	(254) 870-9769
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Alliance Management Systems, LLC	9007289	info@leasetexasnow.com	254-870-0101
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Brad Harrell	363789	brad@harrellteam.realestate	254-870-9769
Designated Broker of Firm	License No.	Email	Phone
Brad Harrell	363789	brad@harrellteam.realestate	254-870-9769
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Trisha Young	743057	tyoung@leasetexasnow.com	(254) 870-9769
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Brad Harrell	363789	brad@harrellteam.realestate	254-870-9769
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Mason Frucci	768095	mfrucci@leasetexasnow.com	(254) 870-9769
Sales Agent/Associate's Name	License No.	Email	Phone

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