



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.**

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- 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;
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A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
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Real Broker, LLC	9003138	support@therealbrokerage.com	(855) 450-0442
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Michael Yarrito	491108	txbroker@therealbrokerage.com	(855) 450-0442
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Michael Yarrito	491108	txbroker@therealbrokerage.com	(855) 450-0442
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Paige Martin	510592	paige@houstonproperties.com	(713) 384-5177
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

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Michael Yarrito	491108	txbroker@therealbrokerage.com	(855) 450-0442
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Aaron Dailey	727687	aaron@houstonproperties.com	(832) 819-7530
Name of Sales Agent/Associate	License No.	Email	Phone

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Michael Yarrito	491108	txbroker@therealbrokerage.com	(855) 450-0442
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Bradley Evans	625474	brad@houstonproperties.com	(713) 503-7022
Name of Sales Agent/Associate	License No.	Email	Phone

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Michael Yarrito	491108	txbroker@therealbrokerage.com	(855) 450-0442
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Brittney Coyle	681961	brittney@houstonproperties.com	(713) 553-1808
Name of Sales Agent/Associate	License No.	Email	Phone

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Holly Hernandez	702896	hollyh@houstonproperties.com	(832) 975-3300
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Michael Yarrito	491108	txbroker@therealbrokerage.com	(855) 450-0442
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Yolanda Ames	595538	yolanda@houstonproperties.com	(832) 452-7148
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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11-03-2025



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Michael Yarrito	491108	txbroker@therealbrokerage.com	(855) 450-0442
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Ava Hernandez	831533	ava@houstonproperties.com	(281) 299-4495
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Kirbi Thomas	837543	kirbi@houstonproperties.com	(832) 968-5454
Name of Sales Agent/Associate	License No.	Email	Phone

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Maria Aranda-Schwob	837208	gaby@houstonproperties.com	(952) 380-7134
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