

# REALTY EXECUTIVES

## AFFILIATED CONTROLLED BUSINESS ARRANGEMENT DISCLOSURE

Property Address: 25851 Royal Oaks Rd. Stevenson Ranch, CA 91381 Date: 5-16-17

The purpose of this disclosure is to give the parties notice that Realty Executives has a business relationship with Valleywide Escrow, Inc., Augusta Financial, Inc., and Orange Coast Title Company, Inc. The owners of Tanmon, Inc. (DBA as Realty Executives Agua Dulce, Realty Executives Canyon Country, Realty Executives, Santa Clarita Valley) and Re/Ex Valencia, Inc. (DBA Realty Executives Newhall, Realty Executives Santa Clarita and Realty Executives Valencia) (hereinafter referred to as Realty Executives) own 100% of Valleywide Escrow, Inc., there is a beneficial interest with Augusta Financial, Inc. and Orange Coast Title, Inc. Because of this relationship, this referral may provide Realty Executives a financial or other benefit.

You are NOT required to use the listed providers as a condition for the purchase of the subject property. THERE ARE OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WHO OFFER SIMILAR SERVICES. YOU ARE WELCOME TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THE SERVICES.

- A. ESCROW SERVICES: VALLEYWIDE ESCROW COMPANY, INC. is a provider of escrow services and has common ownership with Realty Executives. Valleywide’s scheduled rates include the following: The base escrow fee to be paid by each buyer and seller is \$250.00 plus \$2.00 per thousand calculated on the sales price. The normal and customary documentation fee is between, \$100.00 - \$200.00. If the buyer is obtaining a new loan there are general variable charges which include, without limitation, a loan tie in fee which varies between \$200.00 - \$450.00, as well as other miscellaneous charges which may apply, including a fee for ordering insurance or city compliance reports, notary fees, messenger services, and fee for Beneficiary Demands.
- B. MORTGAGE BROKERAGE: AUGUSTA FINANCIAL, INC., is a provider of mortgage brokerage services and there exists a financial relationship between Realty Executives and Augusta Financial, Inc. The following are estimated charges or ranges of charges for settlement services:

<u>Settlement Services:</u>	<u>Ranges of Estimated Charges:</u>
Appraisal Fee	\$150.00 to \$800.00 (depending on property value)
Credit Report Fee	\$16.00 to \$95.00 (depending on employment status)
Tax Service Fee	\$65.00 to \$120.00
Document Preparation Fee	\$225.00 to 395.00
Loan Origination Fee	0% to 2.5% (of the loan amount)
Processing Fee	\$400.00 to \$595.00
Underwriting Fee	\$250.00 to \$500.00

Buyer and Seller acknowledge receipt of a copy of this page, which constitutes Page 1 of 2 Pages.

Buyer’s Initials ( ) ( )

Seller’s Initials AK KS

# **REALTY EXECUTIVES**

C. TITLE INSURANCE SERVICES: ORANGE COAST TITLE COMPANY, INC. is a provider of title insurance and there exists a financial relationship between Realty Executives and a subsidiary of Orange Coast Title Company, Inc. The following are estimated charges or range of charges for the settlement services listed.

Settlement Service:

Orange Coast Title Company, Inc. provides searches of public records that bring to your attention any known problems with the property's title before closing and insures against loss due to certain title defects.

Owner's or Lender's Policy (1108-1110) for: Lender's policy simultaneously issued with Owner's Policy (1108-1110) for:

<u>HUD-1 Description/Line Designation</u>	<u>Charge or Range of Charges</u>	<u>HUD 1 Description/Line Designations</u>	<u>Charge or Range of Charges</u>
\$250,000 home	\$714 – 1020	\$250,000 home	\$400 – 500
\$500,000 home	\$1100 – 1572	\$500,000 home	\$500 – 600
\$750,000 home	\$1450 – 2072	\$750,000 home	\$650 – 750
\$1,000,000 home	\$1800 – 2572	\$1,000,000 home	\$800 – 897
\$1,500,000 home	\$2343 – 3347	\$1,500,000 home	\$1050 – 1129

For higher amounts of coverage, please consult with an Orange Coast Title Company, Inc. employee.

The estimate of charges or ranges listed above for Valleywide Escrow, Inc., Augusta Financial, Inc., and Orange Coast Title Company, Inc. are estimated to be accurate as of the date hereof but are subject to change without notice. Other fees and expenses may apply. The ranges of charges listed above may vary depending upon the product, type of loan or other services which are selected by the lender.

The estimates set forth above are made in good faith but shall not be binding upon the service providers or Realty Executives. Seller and/or Buyer acknowledge that they have read this disclosure form and understand that Realty Executives is referring them to purchase the above described settlement service(s) and may receive a financial or other benefit as the result of this referral. Each party should request information directly from the provider as to the costs and availability of services being offered at the time of the transaction.

Buyer: _____	Date: _____	Seller: <u>Andrew Hasson</u>	Date: <u>5-16-17</u>
Buyer: _____	Date: _____	Seller: <u>Kacy Hasson</u>	Date: <u>5-16-17</u>
Broker: _____	Date: _____	Broker: <u>Realty Executives Valencia</u>	Date: <u>5-16-17</u>
By: _____	Date: _____	By: <u>Nathan Butcher</u>	Date: <u>5-16-17</u>

**REALTY EXECUTIVES AFFILIATED CONTROLLED BUSINESS**