



AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

To: _____ (Buyer)

Diane Roesbery, Michael Roesbery (Seller)

From: **Briggs Freeman Sothebys Intl**

Property Address: **2405 Southern Hills Ct, Keller TX 76248**

Date: _____

This is to give you notice that Briggs/Freeman Real Estate Brokerage, LLC dba Briggs Freeman Sotheby's International Realty ("BFSIR") has a business relationship with Momentous Title of Texas, LLC ("MTT") and Select Lending Services ("SLS"). BFSIR has a 43.4% ownership interest in MTT and a 50% ownership interest in SLS. In addition, be advised that BFSIR has entered into service and referral agreements with American Home Shield Corporation, ACHOSA Home Warranty, LLC, Change My Utilities, LLC dba My Utilities, NFP Property & Casualty Services Inc., LLC, Goosehead Insurance Agency, LLC., and Gill, Denson & Company, LLC. BECAUSE OF THESE RELATIONSHIPS, THESE REFERRALS MAY PROVIDE BFSIR WITH A FINANCIAL OR OTHER BENEFIT.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are NOT required to use the listed providers as a condition for the purchase, sale, financing, or refinancing of the subject property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO USE ANY OTHER SERVICE PROVIDER AND TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

TITLE INSURANCE SERVICES

Momentous Title is a licensed title insurance agency in the State of Texas and provides title insurance and closing services in connection with real estate transactions. The table below lists cost estimates of various settlement services offered by MTT.

MORTGAGE SERVICES

Select Lending Services is a licensed mortgage originator in the State of Texas that originates a wide range of mortgage products. Closing costs vary based upon the type of mortgage requested. The table below lists the estimated range of charges for obtaining a mortgage loan from SLS. Certain other charges will be imposed by SLS that are paid to non-affiliated service providers. Such other charges will vary according to the circumstances of the loan, the value of the property, and other factors. These charges will be disclosed and explained to you by SLS.

Service Provider(s)	Settlement Service(s)	Charges / Range of Charges
MOMENTOUS TITLE	Escrow Fee	\$675 per side for residential transactions or \$800 for commercial transactions, including fees for recording and tax certification.
	Lender's Policy	\$100 if issued simultaneously with owner's policy; otherwise, rates are calculated in the same manner as the owner's policy.
	Owner's Policy	Premium amount varies and is set by the Texas State Board of Insurance. \$328 - \$832 for policy values of \$100,000 and under; \$832 - \$2,940 for policy values of \$100,001 to \$500,000; \$2,940 - \$5,575 for policy values of \$500,001 to \$1,000,000; \$5,575 - \$7,740 for policy values of \$1,000,001 to \$1,500,000. For policy values over \$1,500,000, ask your agent for an estimate.
SELECT LENDING SERVICES	Loan Origination	0 – 1% pf Loan Amount
	Discount	0 – 3% of Loan Amount
	Processing	\$550
	Administration Fee	\$1,245
AMERICAN HOME SHIELD CORPORATION	Home Warranty Service	\$475 - \$1,670 depending on property and coverage options selected
ACHOSA HOME WARRANTY, LLC	Home Warranty Service	\$500 - \$2,400 depending on property and coverage option selected
CHANGE MY UTILITIES, LLC DBA MY UTILITIES	Utility Coordination Services	No charge for services to consumer
NFP PROPERTY & CASUALTY SERVICES, INC., LLC	Homeowners Insurance, Flood Insurance, Other Personal Insurance Products	The cost of homeowners insurance, flood insurance and/or personal insurance products varies depending on several factors, including but not limited to size, value, and age of the

		structures, geographical location, construction type, value of contents, intended use and credit scores.
GOOSEHEAD INSURANCE AGENCY, LLC.	Homeowners Insurance, Flood Insurance	While insurance premiums may vary and are subject to change, the current estimated premium charges are as follows: Homeowner insurance \$1,067-\$7,031 for coverage amounts between \$100,000 and over \$1,000,000; Flood insurance \$927-\$1,000 for coverage amounts between \$100,000 and \$800,000.
GILL, DENSON & COMPANY, LLC	Property Tax Appeal Services	The cost is 25% of the tax savings only if your property taxes are reduced. There is no minimum fee. Applies to all property types in every Texas county.

ACKNOWLEDGEMENT

I/We have read this disclosure form and understand that BFSIR and its agents may refer me/us to purchase the above-described settlement services and that BFSIR may receive a financial or other benefit as the result of these referrals.

		DocuSigned by: <i>Diane Roesbery</i> 2F651198B64C4F3...	5/31/2026	
Buyer Signature	(Date)	Seller Signature	Diane Roesbery	(Date)
		DocuSigned by: <i>Michael Roesbery</i> C8E076349089427...	5/31/2026	
Buyer Signature	(Date)	Seller Signature	Michael Roesbery	(Date)