

1. **THIS CONTRACT** is made between _____ ("SELLER")
and Platinum Realty, LLC ("BROKER") for the Property known as:
(City) _____ (State) _____ (Zip) _____ and legally described as
below, or as described in the attached Legal Description Addendum: _____

the "Property") is **EXCLUSIVE** for a period beginning _____ (or date of last signature,
whichever is later) and ending at 11:59 p.m. on _____ inclusive unless terminated by
BROKER. The Property is offered for sale for the Purchase Price of \$ _____ on terms
agreeable to SELLER. **SELLER hereby warrants to BROKER that this is the one and only Right to Sell
Contract in effect regarding the Property** and SELLER has the capacity to convey merchantable title to the
Property. BROKER and licensee(s) are licensed under the laws of the state in which the Property is located.

Unless otherwise indicated in the checkbox below, SELLER agrees Property data will be entered in the
Multiple Listing Service (MLS) as an active status listing within one business day of the above stated
beginning date (or date of last signature, whichever is later) and available for showings as soon as practical.

☐ SELLER authorizes BROKER (**WHERE ALLOWED**) to enter Property data in the MLS with a status
that does not allow for Property showings until _____ (MLS active date). Should a showing occur
prior to the MLS active date, SELLER authorizes BROKER to update the MLS status to an active status and
SELLER agrees Property will immediately be made available for showings by all MLS participants and
subscribers.

☐ This Contract pertains to Residential Resale Property. SELLER agrees to complete the Seller's
Disclosure and Condition of Property Addendum (Residential) to be provided to prospective Buyers and to
update the disclosure statement at the request of Broker. If the Property has acreage, the Seller's Disclosure
and Condition of Property Addendum (Land) should be used in conjunction with the Seller's Disclosure and
Condition of Property Addendum (Residential).

☐ This Contract pertains to New Home Construction.

☐ This Contract pertains to Land. SELLER agrees to complete the Seller's Disclosure and Condition
of Property Addendum (Land) to be provided to prospective Buyers and to update the disclosure statement
at the request of Broker.

2. LISTING SERVICES: SELLER authorizes BROKER to:

- a. Cooperate with other brokers including brokers who have been employed as Buyer agents, subagents,
disclosed dual agents (Missouri only), transaction brokers, or designated agents, subject, where
applicable, to authorization as otherwise provided in this Contract.
- b. Submit pertinent information, including virtual tours and images when applicable, concerning the
Property to any listing service to which BROKER subscribes and to abide by the rules of the listing
service.
- c. Provide to listing services for dissemination to others, including the county appraiser if required by law,
timely notice of status changes affecting the Property, sales information, including price, and other
information concerning the Property for use of the members of such services, to compile reliable
statistics, and to establish market value for other properties. Report sales information about the
Property, including the price at which the Property sold, to the MLS for dissemination to MLS
Participants, Subscribers, and other licensees or users of the MLS database compilation.
- d. Obtain information on SELLER'S mortgage(s) and/or home equity loan(s).
- e. Disseminate data about the Property and other information relating to the Property supplied by, or on
behalf of SELLER, including creative works depicting the Property, such as virtual tours, images, and
any textual descriptions of the Property (collectively referred to as "Content"), to MLS participants,
subscribers and other licensees or users of the MLS database compilation, or any other MLS in which
BROKER participates, and to further disseminate, or permit MLS or other MLS participants to

disseminate such Content to potential purchasers through websites on the Internet. Further, the BROKER is authorized to otherwise advertise the Property in any manner deemed appropriate by the BROKER, including but not limited to advertising on the Internet, virtual tours, websites, trade journals and any other medium, and communications via e-mail and facsimile. Notwithstanding, any of the above, SELLER reserves the right to opt-out of internet advertising and advertising on other BROKERS' websites by completing a separate "Opt-Out" form.

- f. Grant to the BROKER an irrevocable, perpetual, non-exclusive and fully sub-licensable and assignable right (through multiple tiers) to use, reproduce, modify, adapt, publish, create derivative works from, distribute, perform, and display any photographs, floor plans, architectural drawings, video images, sounds, or other copyrightable material related to the Property ("Works"), and to incorporate any such Works (in whole or in part) into other Works in any form, media, or technology now known or later developed.
- g. This non-exclusive license shall survive the termination of this Agreement for any reason whatsoever. SELLER represents and warrants to BROKER that the license granted to BROKER for this Content, does not violate or infringe upon the rights, including any copyright rights, of any person or entity. SELLER acknowledges and agrees that all listing content is owned exclusively by BROKER, and SELLER has no right, title or interest in Content.

3. SELLER AGREES TO:

- a. Refer any offer or inquiry regarding the Property that is received by SELLER during the term of this Contract to BROKER.
- b. Permit BROKER to place a "For Sale" or similar signage on the Property and to remove all other signs during the term of this Contract.
- c. Permit BROKER to place a "Sold", "Under Contract" or similar signage on the Property after a Contract has been accepted by SELLER.
- d. Allow BROKER to enter the Property at reasonable times for the purpose of inspection, preview, or to show the Property to prospective purchasers or other brokers.
- e. Furnish BROKER with a key(s) to the Property, authorize the use of a "Lock Box" during the term of this Contract and to hold BROKER, his agents, employees, cooperating brokers, their agents and employees, the Multiple Listing Service, the Regional Association of Realtors® free and harmless from any loss or damage that might result from the use of such.
- f. Allow BROKER to accept a deposit to be applied against the Purchase Price and to place that deposit into the escrow account maintained by BROKER or other escrow agent until the Closing of the sale of the Property. If the deposit is forfeited by the Buyer, _____% (zero (0) if left blank) of the deposit shall be retained by BROKER, provided, however, that the amount retained shall not exceed the amount to which BROKER would be entitled as a commission if the transaction had been consummated, and the balance of the deposit shall be paid to SELLER.
- g. If applicable, leave all utilities on at the Property during the term of this Contract or until Possession, whichever is later, unless provided for otherwise in the Contract.
- h. If applicable, upon closing reset to factory setting or provide codes and passwords for all electronic systems or components at the Property, including those components controlled remotely.
- i. If applicable, maintain adequate homeowner's Property insurance during the term of this Contract or until Possession, whichever is later, and contact their insurance company regarding the adequacy of said insurance.
- j. Provide any necessary documentation regarding the manner in which ownership or title is held in advance of entering into an agreement to sell Property.
- k. Permit BROKER to continue to show Property to other prospective buyers after a Contract to sell the Property has been accepted by SELLER. Backup showings may continue at the BROKER'S discretion until Closing, or until SELLER notifies BROKER to discontinue showings.

4. BROKER AGREES TO:

- a. Market the Property at BROKER'S cost and expense unless otherwise specifically agreed upon elsewhere in this contract.
- b. Perform the terms of this Contract, exercise reasonable skill and care for SELLER, and promote the interests of SELLER with the utmost good faith, loyalty and fidelity **unless** acting as a Transaction BROKER, or as a Disclosed Dual agent (**Missouri only**).
- c. Seek a price and terms acceptable to SELLER.

- 112 d. Provide, at a minimum, the following services:
- 113 1) Accept delivery of and present to SELLER all offers and counter offers to sell Property;
- 114 2) Assist SELLER in developing, communicating, negotiating, and presenting offers, counter offers,
- 115 and notices that relate to the offers and the counter offers until a purchase agreement is signed
- 116 and all contingencies are satisfied or waived; and
- 117 3) Answer SELLER'S questions relating to the offers, counter offers, notices, and contingencies.
- 118 e. Disclose to SELLER all adverse material facts actually known (or should have known, in Missouri) by
- 119 Broker about Buyer.
- 120 f. Disclose to SELLER any facts known by BROKER which are omitted from or contradict any information
- 121 included in a written report prepared by a qualified third party.
- 122 g. Comply with all applicable federal, state, and local laws, rules and regulations, and ordinances,
- 123 including fair housing and civil rights statutes and rules and regulations.
- 124 h. Keep all information about SELLER confidential unless: disclosure is authorized under this Contract;
- 125 disclosure is required by statute, rule or regulation; failure to disclose would constitute a fraudulent
- 126 misrepresentation; or disclosure is necessary under applicable law to defend the affiliated licensee
- 127 against an action of wrongful conduct in an administrative or judicial proceeding or before a professional
- 128 committee.
- 129 i. Disclose to all prospective Buyers all adverse material facts actually known by the BROKER, including
- 130 but not limited to:
- 131 1) Any environmental hazards affecting the Property which are required by law to be disclosed;
- 132 2) The physical condition of the Property;
- 133 3) Any material defects in the Property;
- 134 4) Any material defects in the title to the Property;
- 135 5) Any material limitation on SELLER'S ability to perform under the terms of the contract.
- 136 j. Assist with the closing of the sale of the Property.
- 137 k. Account in a timely manner for all money and Property received.
- 138

139 BROKER shall not be obligated to continue to market the Property or present subsequent offers after an offer

140 has been accepted by SELLER unless SELLER and BROKER agree to continue to market the Property until

141 Closing. **Notwithstanding the above, if the Property is in Missouri, all written offers MUST be presented**

142 **regardless of whether the Property is subject to a sales contract.**

143

144

- 145 5. **BROKER'S AUTHORIZATION TO DISCLOSE.** Broker is required to disclose certain terms and details of a
- 146 transaction to the MLS and in accordance with real estate license law. SELLER may authorize Broker to
- 147 disclose reason for sale of Property and terms of other offers to other Brokers and prospective Buyers.
- 148

149 a. **Motivating Factor for sale of Property (check one):**

- 150 ☐ Seller does not authorize Broker to disclose reason for sale.
- 151 ☐ Seller authorizes Broker to disclose the following motivating factors for sale:
- 152

153 b. **Other Offers (check one):**

- 154 ☐ Seller does not authorize Broker to disclose existence of other offers.
- 155 ☐ Seller authorizes Broker to disclose existence of other offers.
- 156 ☐ Seller authorizes Broker to disclose existence **and terms of** other offers.
- 157

- 158 6. **SELLER'S DISCLOSURE AND CONDITION OF PROPERTY ADDENDUM ("Seller's Disclosure").** SELLER
- 159 understands that the law requires disclosure of any material defects, known to SELLER, in the Property to
- 160 prospective Buyer(s) and that failure to do so may result in civil liability for damages. **In the event of a material**
- 161 **change in the condition of the Property. SELLER will provide all inspection reports, if any, and**
- 162 **authorizes Licensee to disclose such reports** and warrants that there are no known defects in the Property
- 163 except as will be indicated on the Seller's Disclosure Statement. SELLER agrees to hold BROKER, its affiliated
- 164 licensees and employees, and all cooperating Brokers and their agents and employees harmless for any
- 165 damages or civil or criminal actions, and all claims, demands, suits, losses or expenses (including reasonable
- 166 attorney's fees) arising out of any misrepresentation, nondisclosure, or concealment by SELLER in connection
- 167 with the sale of the Property including, without limitation, the inaccuracy of information provided by SELLER for
- 168 the preparation of the listing data, contained in the Seller's Disclosure Statement, or otherwise provided or

omitted in connection with the sale of the Property. SELLER agrees to thoroughly review the listing information prepared by BROKER and advise BROKER immediately of any errors or omissions, including but not limited to the age of the Property and size of the lot. SELLER agrees that SELLER will personally assume all responsibility for any claims made by a Buyer before or after possession with respect to any errors or omissions contained in the information provided to BROKER and the Buyer, and that BROKER shall not be responsible in any manner for any errors or omissions.

7. **LEGAL AND PROFESSIONAL ADVICE.** BROKER suggests SELLER seek legal, tax, and other professional advice relative to any real estate transaction. BROKER makes no representation or warranty respecting the advisability of any transaction. BROKER is not an expert in matters relating to law, tax, financing, surveying, structural or mechanical condition, hazardous material, engineering, or other specialized topics. SELLER is encouraged to seek expert help in such areas. BROKER will cooperate with experts engaged by SELLER, but BROKER shall have no liability to SELLER pertaining to such matters.
8. **LIABILITIES.** SELLER agrees to indemnify BROKER against and hold BROKER harmless from any liability for vandalism, theft or damage of any nature whatsoever to the Property, or for personal injury to persons on the Property. In consideration of BROKER'S arranging for any inspections at SELLER'S request, SELLER hereby agrees to indemnify and hold harmless BROKER, and BROKER'S affiliated licensees, agents and employees from any liability, costs or expenses resulting from or in connection with those inspections.
9. **BROKERAGE RELATIONSHIP DISCLOSURE.** SELLER acknowledges receiving (a) the Broker Disclosure Form (in Missouri) on or before the signing of the Seller's Agency Agreement, or upon the licensee obtaining any personal or financial information, whichever occurs first; OR, (b) the Real Estate Brokerage Relationships Brochure (in Kansas) at the first practical opportunity. The Missouri "Form", or Kansas "Brochure" needs to be read by all consumers.
- **Transaction Broker. (Kansas and Missouri).** SELLER acknowledges that BROKER may have Buyer clients who have retained BROKER to represent them in the acquisition of Property. If one of these clients becomes interested in making an offer on the Property, BROKER would be in the position of representing the Buyer and SELLER in the same transaction. Unless designated agents have been appointed as provided below, this representation would constitute a dual agency (**Missouri only**). With the informed consent of both SELLER and the Buyer, BROKER may act as a Transaction Broker. As a Transaction Broker, BROKER would assist the parties with the real estate transaction without being an agent or advocate for the interests of either party. A Transaction Broker has the duty to perform the terms of any written or oral agreement made with any party to the transaction; to exercise reasonable skill, care and diligence as a Transaction Broker, including but not limited to: presenting all offers and counter offers in a timely manner regardless of whether the Property is subject to a Contract for sale or lease or a letter of intent; keeping the parties fully informed regarding the transaction and suggesting that such parties obtain expert advice as to material matters about which the Transaction Broker knows but the specifics of which are beyond the expertise of such broker; accounting in a timely manner for all money and Property received; disclosing to each party to the transaction any adverse material facts of which the Transaction Broker has actual notice or knowledge; and assisting the parties in complying with the terms and conditions of any Contract. The parties to a transaction brokerage transaction shall not be liable for any acts of the Transaction Broker. The following information shall not be disclosed by a Transaction Broker without the informed consent of the party or parties disclosing such information to the BROKER: that a Buyer is willing to pay more than the Purchase Price offered for the Property; that SELLER is willing to accept less than the asking price for the Property; what the motivating factors are for any party buying, selling or leasing the Property; that SELLER or a Buyer will agree to financing terms other than those offered or any confidential information about the other party, unless disclosure of such information is required by law, statute, rules or regulations or failure to disclose such information would constitute fraud or dishonest dealing. (**A separate Transaction Broker Addendum must be signed by all parties when this arrangement is used.**)
 - **Designated Agency.** A Designated Agent is a licensee affiliated with BROKER who has been designated by BROKER, or BROKER'S authorized representative, to act as the agent of a Buyer represented by BROKER or a SELLER represented by BROKER to the exclusion of all other affiliated licensees of BROKER. The use of a Designated Agent is an alternative to a Disclosed Dual Agency in Missouri or a Transaction Broker in Kansas or Missouri. A Designated SELLER'S Agent will perform all of the duties of a SELLER'S Agent.

- If a Designated Agent is appointed to represent SELLER, SELLER understands and agrees that:**
- 1) The Designated Agent will perform all of the duties of a SELLER'S Agent and will be SELLER'S legal agent to the exclusion of all other licensees affiliated with BROKER.
 - 2) Another licensee with the BROKER may act as a Designated Agent for a Buyer in the sale of the Property.
 - 3) The supervising broker (or branch broker, if applicable) will act as a Transaction Broker and will not advocate for the interests of either party and will not, without prior consent of both parties, disclose any information or personal confidences about a party which might place the other party at an advantage. The supervising broker (or branch broker, if applicable) may appoint an affiliated licensee to act in the transaction as a Transaction Broker.
 - 4) If the Designated Agent for SELLER is also the Designated Agent of a Buyer who is interested in purchasing the Property, the Designated Agent cannot represent both SELLER and Buyer. With the informed consent of both SELLER and Buyer, the Designated Agent may act as a Transaction Broker and assist the parties with the real estate transaction without being an agent or advocate for the interests of either party.
 - 5) If a Buyer who is represented by a Designated Agent of BROKER wants to see a Property which was personally listed by the supervising broker, then the supervising broker, with the written consent of SELLER, may specifically designate an affiliated licensee who will act as the Designated Agent for SELLER.

10. BROKERAGE RELATIONSHIPS CONFIRMATION: Unless otherwise provided herein, the **SELLER** authorizes the designated broker to cooperate with and compensate other designated brokers.

SELLER consents to the following **(Check applicable boxes)**:

- ☐ Yes ☒ No SELLER consents to Seller Agency.
- ☒ Yes ☐ No SELLER consents to a Transaction Broker and agrees, if applicable, to sign a Transaction Broker Addendum.
- ☐ Yes ☒ No SELLER consents to Subagency.
- ☐ Yes ☒ No SELLER consents to Dual Agency and agrees, if applicable, to sign a Disclosed Dual Agency Amendment. **(Missouri only)**
- ☒ Yes ☐ No SELLER consents to the appointment of a Designated Agent for Seller. **(In Kansas, Supervising Broker acts as a Transaction Broker)**
- ☒ Yes ☐ No SELLER consents to the appointment of a Designated Agent for a Buyer in sale of the SELLER'S Property. **(In Kansas, Supervising Broker acts as a Transaction Broker)**

11. TITLE INSURANCE. SELLER has been informed of SELLER'S responsibility to provide the Buyers of the Property with evidence of clear title as required by the sales Contract. SELLER authorizes BROKER to order title evidence through _____
Title to the Property is vested in the name(s) of: _____

_____ (including but not limited to marital status, trust documents, LLC).

12. COMPENSATION TO BROKERS.

**Notice: The amount or rate of real estate commissions is not fixed by law.
They are fully negotiable between Seller and Broker.**

Real estate commissions include all compensation and fees to Broker.

a. LISTING BROKER COMPENSATION:

SELLER is responsible for payment of compensation to Seller's BROKER provided for in this Contract. However, if anyone other than SELLER compensates BROKER for services covered by this Contract, that amount shall be credited toward SELLER'S obligation to pay compensation. This Agreement shall serve as escrow instructions. Listing Broker Compensation shall be:

1. Percentage commission of _____ % (Zero if left blank) of Purchase Price (as reflected on the final settlement statement) and;
2. Flat commission of \$ _____ (Zero if left blank).

The Commission is due and payable if BROKER or anyone else produces or finds a purchaser ready, willing, and able to purchase the Property at the price and terms offered now or at the price and terms acceptable to SELLER at a later date.

- If compensation to selling BROKER differs from what is stated in this Contract for any reason, such must be disclosed in writing to SELLER by BROKER.
- If the Property is not sold during the term of this Contract but a sale is made directly or indirectly within 180 calendar days after this Contract terminates to anyone to whom the Property was shown or submitted during the term of this Contract and whose name BROKER has submitted to SELLER in writing prior to the expiration of this Contract, the Commission shall be due and payable to BROKER.

However, SELLER shall not be obligated to pay the Commission if a valid Exclusive Right to Sell Contract is entered into during such period with another licensed real estate BROKER and the sale of the Property is made during such period, **unless said exclusions have been added to a subsequent Exclusive Right to Sell Contract.** The terms "purchase" and "sale" as used herein shall include any agreement to transfer all or a substantial part of SELLER'S interest in the Property, including a Contract for deed, a Contract for sale, a lease, a lease/option Contract, and a shared equity Contract.

b. UNREPRESENTED BUYER PROVISION:

In the event Buyer is not represented by a separate BROKER ("Buyer's BROKER"), the Listing BROKER will assume additional administrative responsibilities, including increased liability and the facilitation of required documentation.

In this capacity, the Listing BROKER does not act as a representative for the Buyer but will assist in the accurate completion of necessary forms and ensure impartial treatment of all parties involved.

For such transactions, Listing Broker Compensation shall be what is provided above, plus an additional:

1. Percentage commission of _____ % (Zero if left blank) of Purchase Price (as reflected on the final settlement statement) and;
2. Flat commission of \$ _____ (Zero if left blank).

c. TOTAL LISTING BROKER COMPENSATION:

1. Total percentage commission of _____ (%) (Zero if left blank) of Purchase Price (as reflected on the final settlement statement) and;
2. Total flat commission of \$ _____ (Zero if left blank).

Notice: The BROKER (Platinum Realty) does not share commissions with a Buyer's BROKER.

SELLER authorizes the party handling the Closing to pay Commission to BROKER from SELLER'S proceeds at the Closing. SELLER understands and agrees that BROKER may be compensated by more than one party in the transaction

13. SELLER CONCESSIONS: The Buyer may request a concession from the Seller (the "Seller Concession") in the form of a credit, to be applied to the Buyer's costs at the close of escrow. Such Seller Concession may be allocated toward the reduction of Buyer's loan costs, title and escrow fees, Buyer's Broker fees, Property repair costs, or any other permissible Buyer costs and fees. The final amount of the Seller Concession shall be specified in writing, either in the purchase contract or through other applicable documentation. All Seller Concessions are subject to negotiation.

14. LIMITED HOME WARRANTY. If applicable, it is suggested that SELLER consider the purchase of a home protection plan for the Property which may increase the Property's marketability and reduce SELLER'S risk. A Home Warranty plan is a limited-service contract covering repair or replacement of the working components of the Property for a minimum of one (1) year from the Closing Date subject to the terms and conditions of the individual plan. The program was explained to SELLER and SELLER (**Check one**):

☐ agrees to purchase a home warranty at a cost not to exceed \$ _____, from _____ (vendor) to be paid at Closing. (A separate

application defining the coverage of the program may be signed at the time this listing is executed, and
BROKER may receive a fee from the warranty company to cover processing and administration of the plan.)

☐ does not agree to purchase a home warranty.

15. NOTICE TO SELLERS WHO ARE FOREIGN PERSONS. A SELLER who is a foreign person should consult an attorney or accountant familiar with the Foreign Investment in Real Property Tax Act (FIRPTA) before entering into negotiations or contracts for the sale of Property.

16. CYBER PROTECTION. As a SELLER involved in a real estate transaction where money is changing hands, SELLER may be a potential target for cyber-criminals. Always contact the closer directly before wiring any money.

17. ADDITIONAL TERMS AND CONDITIONS, IF ANY: _____

**CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT.
IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.**

All parties agree that this transaction can be conducted by electronic means, including email, according to the Uniform Electronic Transaction Act as adopted in Kansas and Missouri.

☒ Broker has appointed licensee(s) below as Designated Agent(s) to the exclusion of all others.

LICENSEE (1) ASSISTING SELLER	DATE	SELLER	DATE
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LICENSEE (2) ASSISTING SELLER	DATE	SELLER	DATE
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BROKERAGE: PLATINUM REALTY, LLC

SELLER ADDRESS

SELLER CITY, STATE, ZIP

SELLER PHONE #

SELLER FAX #

SELLER EMAIL

Approved by Legal Counsel of Platinum Realty, LLC for exclusive use by its agents. No warranty is made or implied as to the legal validity or adequacy of this Contract, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practices, and differing circumstances in each transaction may dictate that amendments to this Contract be made. Copyright 2025. Last revised 01/2025. All previous versions of this document may no longer be valid.



Affiliated Business Arrangement Disclosure and Statement

This is to give you notice that Platinum Realty, LLC ("Platinum Realty") is part of a family of companies owned either partially or wholly by Five D I, LLC dba United Real Estate (the "Company"). Platinum Realty and/or Company also has a business relationship with the below listed settlement service providers and may advertise them for a fixed service fee.

Lenders for Mortgage Financing:

NBKC Bank

To close your Purchase or Sale and/or for Title Insurance:

Security First Title

Investors Title

To provide Home Warranty Services:

America's Preferred Home Warranty

As a result of these relationships, referral to any of the above - listed entities may provide Platinum Realty and/or Company (and/or any of its subsidiaries or affiliates) with financial or other benefit.

Set forth below are the estimated charges or a range of charges for settlement services as listed. You are not required to use the listed providers as a condition for purchase of the subject property. Platinum Realty and/or Company is authorized to disclose information to its affiliates for the sole purpose of assisting in the transaction. There are frequently other settlement providers available with similar services. You are free to shop around to determine that you are receiving the best rate for these services.

Settlement Service Company	Service Provided	Estimated Cost
NBKC Bank	Lender Fee, Credit Report and Verifications	275-400
	Appraisal	600-1,000
Investors Title	Title/Escrow Services	Sales Price Range 10,000 to 1,000,000
	Lender's Policy	14-900
	Owner's Policy	14-900
	Title Search/Exam Fees/Loan Service Charge	0-1,700
	Closing Fee	0-550
Security First Title	Title/Escrow Services	
	Lender's Policy	600-900
	Owner's Policy	240-800
	Title Search/Exam Fees/Loan Service Charge	150-500
	Closing Fee	350 - 500
America's Preferred Home Warranty	Home Warranty	499 - unlimited

HOME WARRANTY DISCLOSURE

No United Real Estate affiliated company has an ownership interest in any company offering home warranty insurance; however, when a seller or purchaser purchases a home warranty insurance policy through a United Real Estate or Platinum Realty sales associate, Platinum Realty and/or Company, receives a maximum of \$100 of the premium paid for services performed in the placement of the warranty.

ACKNOWLEDGMENT

I/we have read this disclosure form and understand that Platinum Realty LLC and/or Company are referring me/us to purchase the above-described settlement service(s) and may receive financial or other benefit(s) as a result of this referral.

Signature: X _____

Date: _____

Signature: X _____

Date: _____

Signature: X _____

Date: _____

Signature: X _____

Date: _____