



Business Disclosure Statements/Policies

Buyer Clients

Associates of **Homestarr Realty** are Licensed Real Estate Professionals who are trained to represent both Buyers and Sellers. (For the purpose of this Disclosure, “Clients” are those Persons having an agency relationship with our Associates or Office. “Customers” are those Persons who are presently not in an Agency relationship with this Office/Associates.) Our Clients And Customers are advised at first contact with our Associates as to whom we represent and our fiduciary responsibilities to them. In instances where our Office/Associate represents both parties, such as a limited Dual Agency, this will be fully disclosed. In all matters our Office and its Associates are required to act ethically and to treat all parties fairly.

Legal Advice is not provided by our Office and we request that any party with questions related to legal matters take the time to consult with a licensed legal professional. Our Clients/Customer may feel free to have any and all documents reviewed by the attorney(s) of their choice.

In an effort to facilitate the sale of any property, **Homestarr Realty and its Associates, are permitted to assist any Buyer with the placement of their mortgage and other related services as requested. A list of those services and fees are attached herein as Broker Fees.**

Buyer Broker Fee. No Association of REALTORS has set or recommended the Broker's Fee. It is the Broker's policy to accept compensation offered by the listing broker and/or the Seller. Broker may be paid a fee that is a percentage of the purchase price or in the case of a lease, a percentage of the total amount of rent due over the term of the lease. Even though the Broker's fee, or a portion of it, may be paid by the seller or listing broker, Broker will continue to represent the interests of the Buyer. In addition to any amounts paid to the Broker, Buyer will pay (at time of settlement) an additional amount of \$495.00 as part of the Broker's Fee. This Broker Fee will include the following Buyer Services:

- Prepare and Review Agreement of Sale and necessary Addenda with Buyer.
- Review Sellers Disclosure Statement with the Buyer.
- Prepare and Review the Buyers Estimated Closing Cost and Cash Requirements.
- Submit/Deliver Agreement of Sale, all Addenda as required.
- Coordinate financial information and arrange Mortgage Pre Approval.
- Communicate with Listing Broker in a timely manner, regarding all issues.
- Ensure adherence to contractual deadlines as per Agreement between the parties.
- Arrange and coordinate and Inspections/Appraisals.
- Coordinate Mortgage Application process and review same.
- Review Lenders Estimated Closing Cost and ensure it adheres to Buyers finances.
- Place Title Insurance and review the report with the Abstract Company to ensure delivery of an unencumbered Title at time of settlement.
- Assist Buyer in obtaining all documentation needed for Mortgage Approval.
- Coordinate the Date, Time and Location of actual settlement.
- Prepare and distribute all notices of settlement.
- Arrange and perform a Pre-Settlement inspection of the property.
- Accompany Buyer to settlement and review all closing documents.

POLICE REALTY SERVICES LLC is a Licensed PA Limited Liability Corporation and does business under the name "Homestarr Realty." Gerald Hill is the President of Police Realty Services and is the Broker of Record for Homestarr Realty. This company works along with several other organizations in order to assist our Clients during this process.

Homestarr Realty ("Referring Party") has a business relationship with:

- **Real Property Transfer, Inc.** - A Settlement Services Provider offering title settlement services.
- **Marathon Mortgage Services, LLC** - A Lending Institution
- **First Priority Mortgage** - A Lending Institution
- **Allied Mortgage Group** - A Lending Institution

In addition to these companies providing you with other services in connection with your real property, this referral may provide the Referring Party a financial or other benefit.

The title premiums for the title services offered by Real Property Transfer are strictly regulated pursuant to the laws and regulations of the Commonwealth of Pennsylvania. Set forth below is the estimate charge for the premium and does not include any endorsements or ancillary charges (overnight mailing charges, notary fees, recording costs, etc...) that may be required based on the specific circumstances of your closing. You are **NOT** required to use the listed provider(s) as a condition of the purchase, sale or refinance of the subject property. **THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.** (check one box below and initial accordingly)

Property Address: _____

Property value: \$ _____ Estimated Title Premium: \$ _____

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

OR

I/We request to purchase Title insurance and closing services outside of **Homestarr Realty** offices.

Buyer(s) hereby acknowledge their receipt and understanding of foregoing disclosure.

Buyer _____

Buyer _____