



# Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

**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.

**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 or subagent by the buyer or buyer's agent.

**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.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- 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;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Prichard Real Estate Group</u>	<u>0486680</u>	<u>Heather_Realtor@yahoo.com</u>	<u>(432)653-0891</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Heather A. Prichard</u>	<u>0486680</u>	<u>Heather_Realtor@yahoo.com</u>	<u>(432)978-6973</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Heather A. Prichard</u>	<u>0486680</u>	<u>Heather_Realtor@yahoo.com</u>	<u>(432)978-6973</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Melisa Fowler</u>	<u>647638</u>	<u>FowlerMelisa@gmail.com</u>	<u>(432)556-0918</u>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

**THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES  
REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS,  
HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS,  
AND TIMESHARE INTEREST PROVIDERS**

**YOU CAN FIND MORE INFORMATION AND  
CHECK THE STATUS OF A LICENSE HOLDER AT  
[WWW.TREC.TEXAS.GOV](http://WWW.TREC.TEXAS.GOV)**

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**YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO  
TREC**

**A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE**

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**TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO  
SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT,  
REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT,  
IF CERTAIN REQUIREMENTS ARE MET**

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**IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF  
A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE  
RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT**

**TEXAS REAL ESTATE COMMISSION  
P.O. BOX 12188  
AUSTIN, TEXAS 78711-2188  
(512) 936-3000**

# Melisa Fowler

Melisa has over 14 years of experience in the Real Estate Industry. She has experience in various aspects of Real Estate. Some of her experience background includes working with a local Title Company, Credit Union, Mortgage Companies, and some National Banks and Credit Counseling agencies. She also has worked with multiple transactions with Lenders, processing in buying and selling their homes around the Permian Basin. Melisa's strengths are her trust, loyalty and integrity. She has an exceptional work ethic and dedication to her clients that is respected by everyone.

Melisa is happily married to James "JB" Fowler they have 7 kids as a mixed family and 6 wonderful grand children. She is a wonderful Mother and wife dedicated to her family and her faith. Melisa and her husband, JB, are local business owners of Fowler Plumbing and Construction Company since 2005. JB is a Retired Firefighter for the City of Odessa as he served 27 years with our community.

Melisa has wholeheartedly committed her time talent and treasurers to her community since she was a very young adult. She began volunteering at local organizations that provided support to young mothers. One of her most cherished memories is with her Father, The Late Rev. W. L. Brown of Big Spring, Tx. She and her Father would go to the Prisons. She would go with him to preach the Good News to the young men, preparing them for the outside world to support and counsel their transition back to real life. Melisa has served in various capacities of organizations throughout her career. United Way, Select Baseball Teams around Odessa and Midland, and Hobbs, She also had the opportunity to help with all different activities, fund raisers, and cooking events for the teams with her husband JB associated around Mojo Football for sons, Cody and Tye. She also served as Secretary of the Mojo Booster Club. They have volunteered time for the Boosters, tailgating, advertising, raising monies for football book, and baseball. She has been a Special Guest with her Father on the local Christian Network with Gods Learning Channel. She has volunteered lots of her time with her local Church, serving in the Nursery, and delivering cookies to new members and singing team, also a Greeter at the front door, always with a smile.

Mojo Booster Football, Secretary  
Cancer society  
United Way  
Baseball all over Texas

Annual 911 Remembrance Sponsor  
Church OCFC 18 Years  
Firefighter Wife Softball Volunteer  
Firefighters' "Fill the Boot" Support

Melisa works full time as a Realtor and looks forward to serving you and meeting all your real estate needs. Whether buying or selling, Melisa will guide you through the entire process with her exceptional experience in the real estate industry. She is here to "serve" you and your best interests with integrity and experience.

Melisa Fowler, Realtor

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