



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.

Prichard Real Estate Group	0486680	Heather_Realtor@yahoo.com	(432)653-0891
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Heather A. Prichard	0486680	Heather_Realtor@yahoo.com	(432)978-6973
Designated Broker of Firm	License No.	Email	Phone
Heather A. Prichard	0486680	heather_realtor@yahoo.com	(432)978-6973
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Debbie Niece	565291	DebbieNiece@gmail.com	(432)934-5395
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

IABS 1-0 Date

**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**

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

A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE

**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**

**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**

Debbie Niece

Debbie is a native of the Odessa/Midland area. She has worked in several key real estate markets in Texas and has a very large pipeline of associates who she works with closely.

Debbie has been involved with many aspects of real estate since December 2006. Besides working with residential buyers and sellers, she has worked with investors searching for the "just right" investment. She also has experience with commercial, land, leasing, and property management.

Prior to stepping into the real estate arena, Debbie was Sales Manager for a concrete construction company for 7 years in the Denver, CO market, which provided turnkey construction to both custom and high volume homebuilders, as well as commercial general contractors.

As you can see, she has quite an extensive background within the industry from various avenues. Debbie has been recognized as a Multi-Million Dollar Producer for several years. She gives credit for her success to her client's trust and faith in her, which has enabled her to work on their behalf and in their best interest.

Debbie absolutely loves everything about the real estate industry and is excited to be back in her hometown market which she has extensive knowledge of. She also has a large list of associates in other markets should you find yourself relocating. Through her close network with other Realtors throughout the nation, she will be able to place you with an agent who will be the perfect fit for you specifically. These networks also provide her with constant referrals for qualified relocation buyers searching for homes within the Permian Basin, which is a benefit to you if you are considering listing.

Some of Debbie's hobbies are motorcycles, hot-rods, working out, traveling, camping and just hanging out with her many friends. She also has taken up golf for fun only. She does come from a 5 generation family in west Texas and credits her Dad for teaching her a great work ethic and to have compassion for others. Debbie is also involved with ASPCA and always looking to give her time freely to other charitable organizations.

She knows you have a choice in who you choose to be your Realtor. She would love the opportunity to become your local Realtor and build a lasting relationship with you.

NAWIC

Dale Carnegie Institute Graduate

TAR

NAR

ODESSA BOARD OF REALTORS - serving on various committees over the years

PERMIAN BASIN BOARD OF REALTORS

Recognized as Million-Dollar and Multi-Million Dollar Producer

Debbie Niece, TEXAS REALTOR

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