



# 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

<b>Prichard Real Estate Group</b>	<b>0486680</b>	<b>Heather_Realtor@yahoo.com</b>	<b>(432)653-0891</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Heather A. Prichard</b>	<b>0486680</b>	<b>Heather_Realtor@yahoo.com</b>	<b>(432)978-6973</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Heather A. Prichard</b>	<b>0486680</b>	<b>Heather_Realtor@yahoo.com</b>	<b>(432)978-6973</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Chariti Scott-Jones</b>	<b>630944</b>	<b>RealtorChariti@gmail.com</b>	<b>(432)212-5587</b>
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**

# Chariti Scott-Jones

Chariti is a native of Odessa. She is happily married to Chad Jones and the mother of five wonderful children.

Chariti received her real estate license in 2013. She specializes in residential sales and real estate investment, representing both buyers and sellers. She is a Million Dollar Agent with Prichard Real Estate Group. Through her close corporate relocation networking, she receives buyers moving into the Midland/Odessa Metro-Plex. She also provides services through this relocation networking to sellers by listing and selling their home and getting them in touch with a Realtor servicing the area they are moving to. As a member of the National Association of Realtors, Chariti has earned her certification and accreditation through them in fields of "Negotiations" and "Buyer Representation".

- ◇ Licensed since 2013
- ◇ Residential Real Estate Sales and Real Estate Investment Sales
- ◇ Represents both Buyers and Sellers
- ◇ Recognized Million Dollar Sales Agent, Prichard Real Estate Group
- ◇ Corporate Relocation Services
- ◇ Social Media Pro Recognition
- ◇ Certified Negotiation Specialist
- ◇ Accredited Buyer Representation Specialist
- ◇ Member of the National Association of Realtors and Texas Association of Realtors
- ◇ Member of Odessa Board of Realtors and Permian Basin (Midland) Board of Realtors MLS

Chariti is actively involved within her community as a volunteer. She is a very involved member of Life Change Baptist Church. She is a volunteer for the fundraising of Children's Church Camp, as well as a volunteer for Children's Church. She is also a rescue volunteer for Paw's Pet.

Known for her dedication to her family, she considers herself "the keeper of the tribe". Chariti is a woman of integrity, very organized, trustworthy, highly motivated, and a pro-active woman of faith. Her clients consider her to be a very knowledgeable, one who goes the extra mile, easy to work with, and a strong negotiator on their behalf.

Chariti's goal is to make your next real estate transaction stress free, and to exceed all of your expectations.

Chariti Scott-Jones

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PrichardRealEstateGroup.com