



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
Renee Chambers	372331	ReneeChambersRealtor@gmail.com	(432)528-4300
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**

Renee Chambers

Renee was born and raised in the St. Paul, Minnesota area. She is not a native Texan, but she got here as fast as she could. Being a “transplant”, she moved to Texas in 1979 and knew she had found her home. As of 2018, Renee has been married 28 years and has 3 grown children and 3 precious grandchildren, the loves of her life.

Renee received her Real Estate License in 1987. She took a 10 year reprieve to work as House Manager and assist the Mayor of Odessa. Since then she has served the Midland/Odessa Metro-Plex as a Multi-million dollar producing agent and brings years of experience to her clients. Her knowledge and experience are invaluable to anyone purchasing or selling property in today's market. Renee keeps herself updated on all aspects within the real estate industry including changes in real estate law.

Real Estate Education

Principles of Real Estate
Real Estate Finance
Real Estate Appraisal
Law of Contracts
Law of Agency
Successfully Selling HUD Homes
Commercial Investments
Prospering in the “Hot Texas Market”
Real Estate and Taxes
Understanding Credit and Improving Credit Scores
Legal and Ethics (Annually Updated)
Goals for Success
Stake your Claim
Who let the dogs out?
The Ultimate Time Management Course
State Bar Course

Real Estate Memberships

Odessa Board of Realtors
Texas Association of Realtors
National Association of Realtors

Boards / Committees Served

Board of Directors - Odessa Board of Realtors
Board of Directors - Southwest 66 Credit Union
Entertainment Committee - Odessa Board of Directors

Renee's favorite things to do in between serving her clients are the following:

Traveling, listening to her favorite music, and playing with her grandchildren.

If you are looking for integrity, knowledge, and experience in a Realtor, choose Renee for service that will exceed all your expectations.

Renee Chambers
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