



Affiliated Business Arrangement Disclosure Statement

To: _____ Property: _____
 From: Reece & Nichols Realtors, Inc. _____ Date: _____

This is to give you notice that Reece & Nichols Realtors, Inc. doing business as ReeceNichols (“ReeceNichols”), HomeServices Relocation, LLC, HomeServices Lending, LLC, Kansas City Title, Inc. (“Kansas City Title”) and Reece & Nichols Insurance, LLC are part of a family of companies (the “Affiliated Companies”), and each may refer to you the services of another. ReeceNichols, HomeServices Relocation, LLC, HomeServices Lending, LLC, Kansas City Title and Reece & Nichols Insurance, LLC are each wholly owned by HomeServices of America, Inc. (“HSOA”), either directly or through one or more subsidiaries. Because of these relationships, the referral of a customer (including you) by any of the Affiliated Companies to another may provide the referring company, its affiliates, and/or their employees with a financial or other benefit.

In addition, while ReeceNichols is not affiliated with R.S. Andrews Enterprises of Kansas, Inc. doing business as A.B. May Company (“A.B. May Company”), it does have a contractual relationship with A.B. May Company pursuant to which ReeceNichols advertises and promotes A.B. May Company for a fixed service fee.

Set forth below is the estimated charge or range of charges for each of the services listed. You are NOT required to use any of these service providers as a condition of the sale of the subject property or to obtain access to any settlement service.

In accordance with Kansas Law, following are names and phone numbers of three title agents that operate in the Kansas counties Kansas City Title serves: 1) Secured Title of Kansas City 913-788-9800; 2) All American Title Co. 913-652-0939; and 3) Superior Title & Escrow 913-948-7780.

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.

<u>Service Provider</u>	<u>Service Provided</u>	<u>Charge or Range of Charges</u>
ReeceNichols	Broker’s Commission	\$315 plus 6% - 10% of the sales price
HomeServices Relocation, LLC	Relocation Services	Fees paid by real estate broker
HomeServices Lending, LLC	Loan Origination	\$545 - \$1,595
	Discount Points	0.0% - 4.0% of loan amount (optional)
	Appraisal	\$395 - \$1,000 (fees may significantly exceed this range due to complexity of appraisal and/or property)
	Credit Report	\$9.75 - \$114.50
	Tax Service Fee	\$65 - \$110
	Flood Certification Fee	\$10 - \$30
Kansas City Title, Inc.	Lender’s Policy	\$1.00 - \$7.00 per \$1,000 of coverage, based on type and total amount (minimum \$150); or \$275 if issued simultaneously with Owner’s Policy
	Owner’s Policy	\$1.00 - \$8.50 per \$1,000 of coverage, based on type and total amount (minimum \$175)
	Title Search/Exam Fees	\$50 - \$175 per transaction
	Closing Fee	\$150 - \$375 plus expenses incurred
Reece & Nichols Insurance, LLC*	Homeowner’s Insurance	\$200 - \$3,500 annual premium, depending on product and associated risk assessments (e.g., age of home, credit score, past claims of the insured, etc.)
	Flood Insurance	Annual premium begins at \$170 and is based on property value and flood plain location
A.B. May Company (Provider of HomeWarranty PLUS)	Home Warranty	\$469, depending on property and optional coverage

ACKNOWLEDGEMENT: I/we have read this disclosure form, and understand that the Affiliated Companies may refer me/us to purchase the above-described settlement service(s) from one another and that any such referrals may provide the referring company, its affiliates, and/or their employees with a financial or other benefit.

Signature

(Date)

Signature

(Date)

*Reece & Nichols Insurance, LLC is an affiliate of HomeServices Insurance, Inc. (“HSI”), a wholly owned subsidiary of HSOA. In rare cases, your insurance policy may instead be issued by one of HSI’s affiliated companies or under another of its trade names. HSI’s affiliates include Edina Realty Insurance, LLC, HomeServices Insurance Agency, LLC and Reece & Nichols, Insurance, LLC, each wholly owned by HSI; and several joint ventures in which HSI has a 50% ownership interest: CBSHOME Insurance, LLC, Connecticut Insurance Services, L.L.C., H N Insurance Services, LLC, HomeServices of Kentucky Insurance, LLC dba HomeServices Kentuckiana Insurance, HomeServices of Nebraska Insurance, LLC, and Huff Realty Insurance, LLC. HSI’s trade names include: Fort Dearborn Insurance Agency, HomeServices Insurance Agency, Inc., HomeServices Insurance Georgia, HomeServices Insurance Maryland, InsuranceSouth and Long Insurance Group.