

Affiliated Business Arrangement Disclosure Statement

To: _____

From: ReeceNichols, HomeServices Lending, LLC, Kansas City Title, Inc. and/or Reece & Nichols Insurance, LLC

Property (if known): _____

Date: _____

Reece & Nichols Realtors, Inc. doing business as ReeceNichols (“ReeceNichols”), HomeServices Lending, LLC, Kansas City Title, Inc. (“Kansas City Title”) and Reece & Nichols Insurance, LLC are part of a family of companies, and each may refer to you the services of another. Reece & Nichols Insurance, LLC is jointly owned by HomeServices Insurance, Inc. (50%) and PCG Agencies, Inc. (50%). ReeceNichols, HomeServices Lending, LLC, Kansas City Title and HomeServices Insurance, Inc. are each wholly owned by HomeServices of America, Inc. (“HSoA”), either directly or through one or more subsidiaries. In addition, ReeceNichols has a contractual relationship with R.S. Andrews Enterprises of Kansas, Inc. doing business as A.B. May Company (“AB May”). Because of these relationships, referrals by any of these companies to another may provide the referring company, HSoA and/or its affiliates with a financial or other benefit.

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.

Service Provider	Service Provided	HUD-1 Line	Charge or Range of Charges
ReeceNichols	Broker’s Commission	(700)	\$298 plus 6% - 10% of the sales price
HomeServices Lending, LLC	Loan Origination	(801)	\$445 - \$1,290
	Discount Points	(802)	0.0% - 4.0% of loan amount (optional)
	Appraisal	(804)	\$230 - \$3,525
	Credit Report	(805)	\$9.75 - \$114.50
	Tax Service Fee	(806)	\$65 - \$110
	Flood Certification Fee	(807)	\$10 - \$30
Kansas City Title, Inc.	Lender’s Policy	(1104)	\$1.00 - \$7.00 per \$1,000 of coverage, based on type and total amount (minimum \$150); <u>or</u> \$275 if issued simultaneously with Owner’s Policy
	Owner’s Policy	(1103)	\$1.00 - \$8.50 per \$1,000 of coverage, based on type and total amount (minimum \$175)
	Title Search and Exam Fees	(1100)	\$50 - \$175 per transaction
	Closing Fee	(1100)	\$150 - \$325 plus expenses incurred
Reece & Nichols Insurance, LLC	Homeowner’s Insurance	(903)	\$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	(904)	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	(1302)	\$449, depending on property and optional coverage

ACKNOWLEDGEMENT: I/we have read this disclosure form, and understand that I/we are being referred to the above-described services and any of these companies and/or their parents/subsidiaries/affiliates may receive a financial or other benefit as a result of any such referral.

Signature (Date)

Signature (Date)