



HOULIHAN LAWRENCE

Affiliated Business Arrangement Disclosure Statement

To: _____ Property: _____
From: _____ Date: _____

This is to give you notice that Houlihan/Lawrence Inc., doing business as Houlihan Lawrence (“Houlihan Lawrence”), HomeServices Relocation, LLC, Prosperity Home Mortgage, LLC, Thoroughbred Title Services, LLC, HomeServices Insurance, Inc., and Title Resources Guaranty Company (“TRG”) are part of a family of companies (the “Affiliated Companies”) owned by HomeServices of America, Inc. (“HSoA”), and each may refer to you the services of another. Houlihan Lawrence, HomeServices Relocation, LLC, Prosperity Home Mortgage, LLC, Thoroughbred Title Services, LLC and HomeServices Insurance, Inc. are each wholly owned either directly or indirectly by HSoA. HomeServices Title Holdings, LLC, a wholly-owned subsidiary of HSoA, indirectly owns 11.3% of TRG. 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.

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.

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	Charge or Range of Charges
HomeServices Relocation, LLC	Relocation Services	Fees paid by real estate broker
Prosperity Home Mortgage, LLC	Loan Origination and Application	\$0 - \$1,765 (2% of loan amount on some bond products)
	Appraisal	\$450 - \$2,100
	Third Party Fees	\$58 - \$575 (credit report, tax service, flood cert, technology, and/or MERS)
Thoroughbred Title Services (NY only)	Owner’s Policy (may be provided by TRG)	\$342 - \$19,148 for purchases between \$35K and \$5M; For purchases over \$5M add \$2.48 - \$3.25 per \$1,000
	Lender’s Policy (may be provided by TRG)	\$310 - \$15,965 for loans between \$35K and \$5M; For loans over \$5M add \$2.08 - \$2.71 per \$1,000. Simultaneous issuance of a lender’s policy in an amount less than or equal to the owner’s policy is calculated at 30% of that rate.
	Policy Endorsements	\$50 - \$200
	Recording Service Fees	\$50 per document
	Additional Searches	\$200 - \$600 per transaction (includes municipal, bankruptcy, patriot, etc.)
	Escrow Service Fee	\$50 per escrow
HomeServices Insurance, Inc.*	Homeowner’s Insurance	\$150 - \$10,000 plus per year; charges may vary based on coverage requested and other factors including multi-unit properties. Flood Insurance is not included in this estimate but may be available for an additional fee and may be lender required.

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) _____

* In some cases, your insurance policy may instead be issued by another of HomeServices Insurance, Inc.’s trade names, which include: Edina Realty Insurance Agency, HomeServices Insurance Agency, InsuranceSouth, Long & Foster Insurance Agency, ReeceNichols Insurance and Trident Insurance Agency.