



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 coincidental 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.

Table with 4 columns: Name/Title, License No., Email, Phone. Rows include AMERISTAR COMMERCIAL, INC., CHET WILKE, and Sales Agent/Associate's Name.

Buyer/Tenant/Seller/Landlord Initials Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov IABS 1-0



TEXAS CAR WASH ADVISOR

CHET WILKE, Broker

Car Wash Advisor Since 1995 Chet Wilke has been listing, selling, selecting car wash sites and representing buyers in the car wash industry through out Texas. Licensed in Texas since 1986 Chet is a car wash advocate supporting his clients from loan to close with "Legendary Performance" bringing harmony and peace of mind to every transaction. Starting with Self Serve, then to In Bay Automatic's and on to the next generation of Tunnel Car Wash Systems Chet Wilke is in step with industry changes and has the experience and knowledge of those systems's to represent every person with integrity! More at www.CarWashSale.com

Chet Wilke Consumer Advocate, Radio Show Host, Newspaper Columnist, TV Anchor, Seminar Host and licensed Broker of the Car Wash Advisors, began his real estate career in 1979, and is active in Texas real estate. Chet Wilke's Team offers individualized "hands on" approach of professional service utilizing Chet Wilke's time-tested negotiating skills and the, "OneStop Shopping", Realty Advisor Team concept to control your transaction from loan to close. As a commercial REALTOR, Chet presents real estate seminars because, real estate is his forte. Chet Wilke is disciplined in marketing, executes strategy and accomplishes goals with a can-do attitude that best serves real estate clients.

Broadcast Realty Advisor Featured on Radio's "Your Realty Advisor" Sunday's at 1pm, 2003-2004, on 105.3FM as a "Consumer Advocate", Chet Wilke disseminated information geared to the "In's and Out's" and the "Do's and Don'ts" of real estate. On Television "Your Real Estate Advisor" was written, produced and anchored by Chet Wilke. Chet was a consumer advocate in 2001 for Belo Broadcasting on TXCN-TV, Texas Cable News, on Saturday and Sunday at Noon. The veteran real estate broker and broadcast journalist served as a Broadcast Realty Advisor! Please visit: <http://www.YourRealtyAdvisor.com>.

Commitment Chet Wilke is client driven, thrives on challenges, is committed to fairness, and offers service and assistance to all parties. Providing information, statistical data, and finding the best property for your needs is Chet's primary goal. Since "Time is Money" an organized plan and effective execution is second nature for Chet's Realty Advisor Team. Our commitment to you is "Peace of Mind" from loan to close with harmony for our clients. Chet Wilke will be your REALTOR for life. Chet Wilke is known for his "Legendary Performance" and service. See more about Chet at: <http://www.AmeriStarCommercial.com>.

Awards & Kudos

Who's Who in America
Accredited Buyers Representative
Certified Residential Specialist
Women's Council of REALTORS
Texas Association of REALTORS
ePRO Internet Certified
American Airlines Realty Advisor
Robb & Stucky Realty Advisor
Habitat for Humanity Advisor
Founder of Collin Bank, Frisco TX
Park City Club Board of Governors

Who's Who in the World
Certified Residential Brokerage Manager
Builder Realty Council of Dallas
National Association of REALTORS
Collin County Association of REALTORS
Anchor/Producer "Your Real Estate Advisor"
Graduate Realtor Institute
HAVERTYS Realty Advisor
Columnist for "Inside Collin County Business"
Past Director of Collin Bank, Frisco TX
TV Radio Personality

Personal Educated in Real Estate, Business and Communications, Chet Wilke has a Bachelor of Arts in Communications. Chet Wilke is the founder and board member of Ameristar Group Corporation, Ameristar Commercial, Inc. and Preston One, LP. As a lifelong sailor, Chet Wilke is also an avid traveler and is listed in Who's Who in the World and Who's Who in America, which are accessible in your library. Chet Wilke maintains the highest professional standards and fiduciary responsibility with a positive attitude. "Legendary Performance" is Chet Wilke's lifestyle and is based on creative negotiating and old-fashioned hard work.

5900 S. Lake Forest Dr. #300 McKinney, TX 75070 972 618 1047 ChetWilke@Gmail.com

AmeriStar

COMMERCIAL

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Real Estate Representation

This is an understanding between the parties below regarding the real estate advisory services provided by AmeriStar Commercial. This agreement authorizes AmeriStar Commercial to represent the BUYER OR TENANT in negotiations for the purchase or lease of real estate property in Texas.

AmeriStar Commercial will provide all reasonable assistance and due diligence regarding real estate alternatives while using their best efforts to secure a suitable property that meets BUYER/TENANT criteria and needs.

In consideration of this representation agreement BUYER/TENANT agrees to refer all inquiries, offerings, and correspondence, including those from property owners, other sources or brokers, to AmeriStar Commercial.

It is understood that acceptance of the terms and conditions of a sale are subject to BUYER/TENANT approval. This representation agreement will be in effect on the date below. During the term of this agreement either party may terminate this agreement upon serving 90 days written notice to the other party.

Upon expiration or termination of this agreement BUYER/TENANT and AmeriStar Commercial agree all properties that have been discussed or introduced by AmeriStar Commercial on BUYER/TENANT behalf during the term of this agreement will be subject to a brokerage fee paid to AmeriStar Commercial.

In the event a transaction is completed regarding any of the procured properties within one year of the expiration or termination BUYER/TENANT agrees that AmeriStar Commercial the real estate broker for the BUYER /TENANT is due a broker fee.

It is further understood that in this representation agreement, broker fee is 3% of the sales price agreed by the parties signed below and paid by the seller or buyer to AmeriStar Commercial at the close of the transaction.

BUYER/TENANT agrees to the terms of the agreement above in Collin County Texas by agreement below.

BUYER/TENANT

Sign

Dated

Phone

Email



AmeriStar Commercial, Inc.

Chet Wilke, Broker

AmeriStarCommercial.com