

Affiliated Business Arrangement Disclosure Statement

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

This is to give you notice that HomeServices of Nebraska, Inc. doing business as Woods Bros Realty (“Woods Bros Realty”), HomeServices Relocation, LLC, Prosperity Home Mortgage, LLC, Capitol Title Company doing business as HomeServices Title (“HomeServices Title”), Wahoo Title, LLC doing business as HomeServices Title – Wahoo (“HomeServices Title - Wahoo”), Lincoln Title Company, 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. Woods Bros Realty, HomeServices Relocation, LLC, Prosperity Home Mortgage, LLC and HomeServices Insurance, Inc. are each wholly owned either directly or indirectly by HSoA. HomeServices Title, a wholly-owned indirect subsidiary of HSoA, owns 51% of HomeServices Title - Wahoo and 40% of Lincoln Title Company, LLC. HomeServices Title Holdings, LLC, a wholly-owned subsidiary of HSoA, indirectly owns 13.5% 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.

In addition, while Woods Bros Realty is not affiliated with American Home Shield, it does advertise American Home Shield 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.

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 - \$1,665 (2% of loan amount on some bond products)
	Appraisal	\$450 - \$2,100
	Third Party Fees	\$165 - \$550 (credit report, tax service, flood cert, technology, and/or MERS)
HomeServices Title / HomeServices Title – Wahoo / Lincoln Title Company, LLC.	Lender’s Policy (may be provided by TRG)	\$1.00 - \$3.50 per \$1,000 of coverage, based on type and total amount (minimum \$150); or \$75 - \$125 if issued simultaneously with Owner’s Policy
	Owner’s Policy (may be provided by TRG)	\$1.00 - \$4.25 per \$1,000 of coverage, based on type and total amount (minimum \$175)
	Closing Fee	\$500 - \$1,000 plus expenses incurred
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.
American Home Shield	Home Warranty	\$450 - \$3,295, depending on property and coverage options

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 rare cases, your insurance policy may instead be issued by Long & Foster Insurance Agency, Inc., an affiliate of HomeServices Insurance, Inc., or under another of its trade names. HomeServices Insurance, Inc.’s trade names include: Edina Realty Insurance Agency, HomeServices Insurance Agency, InsuranceSouth, Long Insurance Group, ReeceNichols Insurance and Trident Insurance Agency.