

THIS FORM HAS NOT BEEN APPROVED BY THE COLORADO REAL ESTATE COMMISSION. IT HAS BEEN DEVELOPED BY FRASCONA, JOINER, GOODMAN AND GREENSTEIN, P.C., LEGAL COUNSEL FOR THE GROUP, INC. REAL ESTATE ASSOCIATES.

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE

From: The Group, Inc., Real Estate Associates

Date: 6/15/2023

Name(s) of Recipient*: Daniel B Brummett and Bonnie L Brummett

Summary: This Affiliated Business Arrangement Disclosure ("Disclosure") is being given to you to provide important information about relationships The Group, Inc. Real Estate Associates has with certain companies you may choose to work with for services related to real estate transactions, including mortgage lending, title insurance, and property management. If you choose to work with one of these companies, The Group, Inc. Real Estate Associates could receive a financial benefit. By signing below, you acknowledge that you have read and fully understand this Disclosure.

The Group, Inc., Real Estate Associates: The Group, Inc., Real Estate Associates d/b/a "The Group, Inc." ("The Group") is a Colorado licensed real estate brokerage firm specializing in residential real estate. The Group has an affiliated business relationship with each of the following companies. Along with a description of their offered services and website (if applicable), the table includes an estimate of rates charged for their respective services. Current rates, as well as more detailed information about the types of services offered, can be obtained from each company upon request.

<u>AFFILIATED BUSINESS</u>	<u>SERVICES AVAILABLE</u>	<u>ESTIMATE OF CHARGES</u>
Guaranteed Title Group, LLC <i>Website: gtgroupllc.com</i>	Title Insurance Coverage Closing Services	<u>Title Insurance (Based on Coverage Amount)</u> (Up to \$100,000): \$537 - \$759 (\$100,001 - \$250,000): \$769 - \$1,042 (\$250,000 - \$500,000): \$1,051 - \$1,504 <u>Closing Services:</u> \$290 - \$450
Group Mortgage, LLC <i>Website: houseloan.com/groupmortgage</i>	Mortgage Lending	<u>Processing Fee:</u> \$700.00 <u>Underwriting Fee:</u> \$795.00
The Source Property Management, LLC <i>Website: thesourcepm.com</i>	Property Management	<u>Set-Up Fee:</u> \$400 per rentable unit. <u>Management Fee:</u> 10-12% of gross monthly receipts <u>Referral Fee to Referring Broker:</u> 0.5-1.0% of gross rents for the lease term, paid annually. <i>Limited service and short-term rental rates may vary.</i>

Affiliated Business Relationships: For Guaranteed Title Group, LLC and Group Mortgage, LLC the nature of the affiliated business relationship is that The Group is a wholly owned subsidiary of TGI Holdings, Inc., who is a general partner of Group Financial Partners, LLLP. Group Financial Partners, LLLP in turn owns a seventy percent (70%) ownership interest in Guaranteed Title Group, LLC and a forty-nine percent (49%) ownership interest in Group Mortgage, LLC. For The Source Property Management, LLC the nature of the affiliated business relationship is that certain owners of The Group also own an ownership interest in The Source Property Management, LLC. The Group and each of these affiliated companies are all separate, and an employee or agent of one company shall not be deemed an employee of agent of any other company.

Freedom to Choose Service Providers: We have referred you to consider these companies if you need any of these services, but you are NOT required to use any of these affiliated businesses. YOUR USE OF THE GROUP TO PROVIDE ANY REAL ESTATE BROKERAGE SERVICES DOES NOT REQUIRE THE USE OF ANY OF THE AFFILIATED BUSINESSES IDENTIFIED HERE. THERE ARE FREQUENTLY OTHER SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO COMPARE SERVICES AND RATES. IF YOU CHOOSE TO OBTAIN SERVICES FROM ANY OF THESE AFFILIATED BUSINESSES, THEN THE GROUP MAY RECEIVE A FINANCIAL OR OTHER BENEFIT AS A RESULT.

*For purposes of this disclosure, "Recipient" refers to the individual(s) who received a referral to these affiliated businesses of The Group described in this Disclosure, whether as a prospective buyer/seller of real estate, etc.

ACKNOWLEDGMENT

By signing and printing my name below, I/we have read this disclosure form, have been given reasonable opportunity to ask questions and to seek independent counsel of my choosing regarding the same, and understand that The Group is referring me/us to acquire the above-described services or products from Guaranteed Title Group, LLC, Group Mortgage, LLC, and The Source Property Management, LLC and that if I choose to acquire products and/or services from any of these affiliated businesses then The Group may receive a financial or other benefit as a result.

BUYER:

Signature Date
Printed Name:

Signature Date
Printed Name:

SELLER:

DocuSigned by:
Daniel B Brummett 6/16/2023
2376A3AA5AA34E7

Signature Date
Printed Name: Daniel B Brummett

DocuSigned by:
Bonnie L Brummett 6/16/2023
6D49C84ACTB94A8...

Signature Date
Printed Name: Bonnie L Brummett