



**1,431 SF  
AVAILABLE**

**wf** World Finance  
LOAN & TAX SERVICE



WV ACCEPTED HERE

**PNC BANK**

LOANS  
&  
TAXES

**FOR LEASE**

# 7003 Harrisburg Plaza

7003 HARRISBURG BOULEVARD | HOUSTON, TX 77011



# TENANT PROFILES

## **WORLD FINANCE CORPORATION**

For the past 50 years, World Finance has been helping people realize their financial goals by offering fixed rate and payment loan solutions. With branches nationwide, they are part of the communities in which they serve. Their branches are staffed with friendly, knowledgeable team members who live and work right in your town. They understand your needs and are available to meet with you one-on-one to discuss your loan options. When you need to borrow money, World Finance is here as a financial neighbor you can rely on and trust. Since 1962, they've been committed to helping their neighbors thrive and grow by supporting their financial needs. With them, you get the strength of a national financial institution and the personal services of local neighborhood branches. It's one of the top reasons millions of customers choose them



**World Finance**

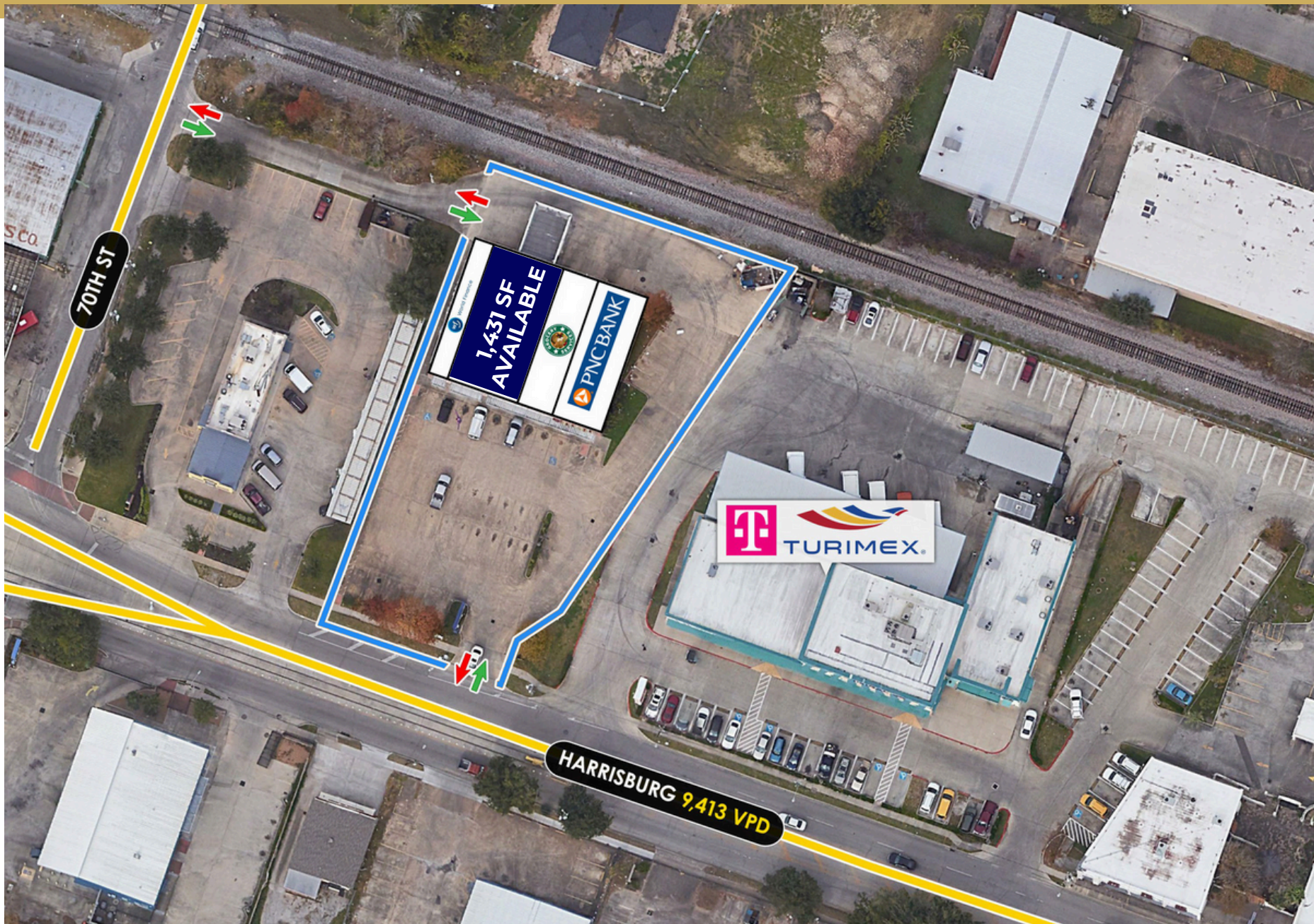
## **PNC BANK**

For more than 170 years, we have been committed to providing our clients with great service and powerful financial expertise to help them meet their financial goals. We are proud of our longstanding history of supporting not only our customers but also our communities, employees and shareholders.



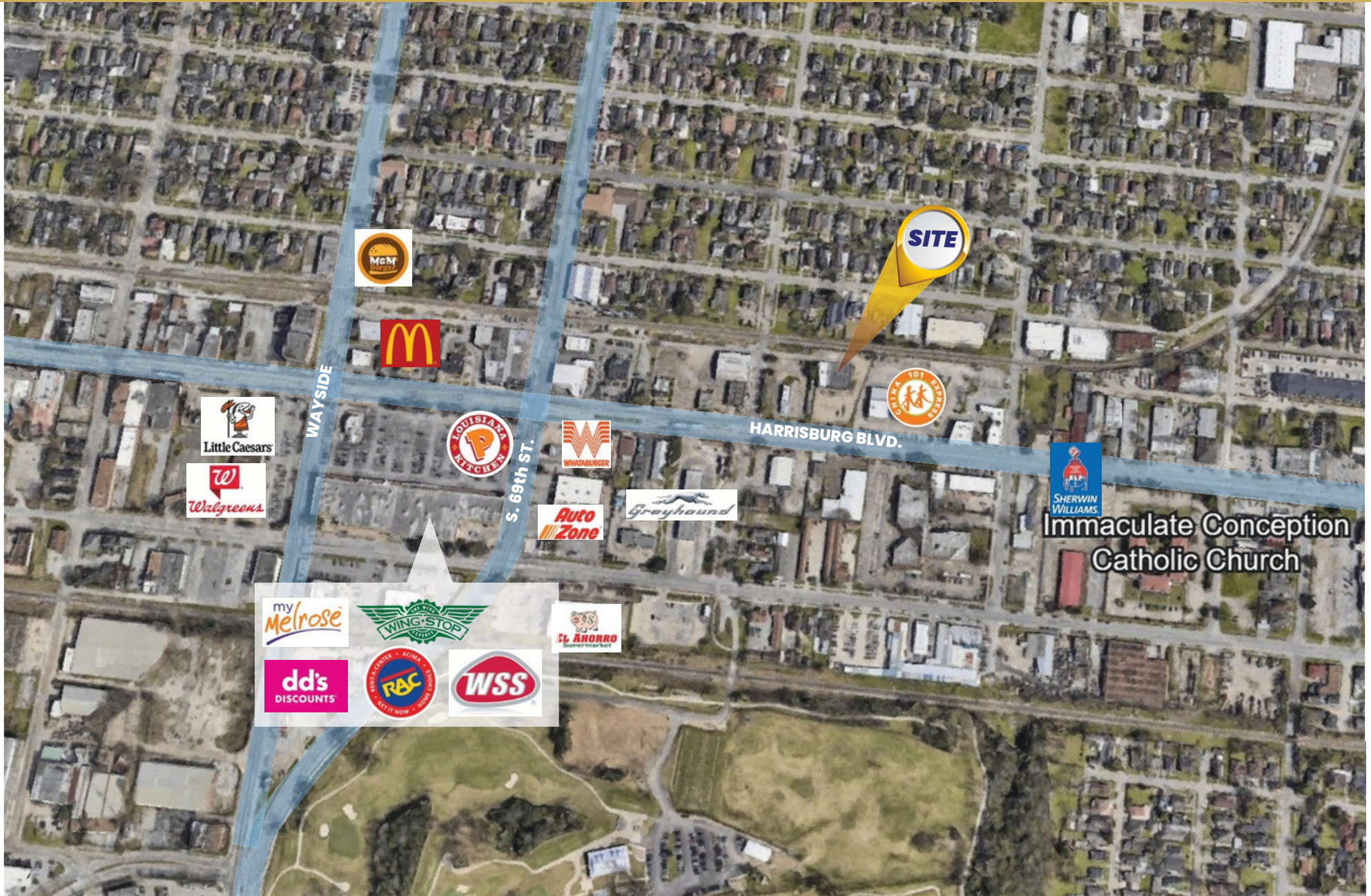


# CLOSE AERIAL





# FAR AERIAL







# Information About Brokerage Services

*Texas law requires all real estate license holders 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 our counter-offer from the client;
- 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:
  - ◊ that the owner will accept a price less than the written asking price
  - ◊ that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - ◊ any confidential 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. Please acknowledge receipt of this notice below and retain a copy for your records

**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.

<u>ROM, LLC</u> <small>Licensed Broker/Broker Firm Name or Primary Assumed Business Name</small>	<u>900029</u> <small>License No.</small>	<u>info@romcp.com</u> <small>Email</small>	<u>713.237.0000</u> <small>Phone</small>	_____	_____	_____	_____
<u>Rafael Melara</u> <small>Designated Broker of Firm</small>	<u>496309</u> <small>License No.</small>	<u>rafael@romcp.com</u> <small>Email</small>	<u>713.237.0000</u> <small>Phone</small>	_____	_____	_____	_____
				_____	_____	_____	_____
				<small>Buyer/Tenant/Seller/Landlord Initials</small>	<small>Date</small>		

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0

