

## LEGAL REPRESENTATION DISCLOSURE AGREEMENT

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Property: 1221 Castleman Drive, Cedar Hill, Texas 75104-7327

Legal instruments and other loan documents, if any, in connection with this loan and real property transaction (the “Transaction”) have been prepared at the request of the title company by the law firm of Robertson, Anschutz, Vettters. As a part of the contractual obligation to pay the reasonable expenses in connection with the consummation of the sale and conveyance of the real property (the “Property”), the Buyer/Borrower agrees to pay the legal fees charged for the preparation of legal instruments and loan documents at closing. The Borrower acknowledges that the fees charged by Robertson, Anschutz, Vettters as set out in the law firm’s invoice, are based on the standard fees charged for the preparation of closing documents for similar real estate transactions. The Buyer/Borrower further acknowledges that Robertson, Anschutz, Vettters has not, in any manner, undertaken to assist or render legal advice with respect to the Loan and/or the purchase of the Property, or with respect to any of the documents or instruments being executed in connection with those transactions. By signing below, the Buyer/Borrower acknowledges that they are aware that they may consult independent counsel or hire an attorney to represent them and advise them regarding this transaction and its consequences to them. The Buyer/Borrower has not been charged any fee for preparation of any federal disclosures such as the Truth in Lending Statement.

If Robertson, Anschutz, Vettters has prepared a warranty deed with respect to the Property, at the expense of the Seller, it is for the purpose of assuring the Lender that a proper vendor’s lien has been retained and transferred therein to the Lender; and/or if Robertson, Anschutz, Vettters has prepared other instruments at the expense of the Seller in connection with this transaction, the Seller acknowledges that all instruments have been prepared by Robertson, Anschutz, Vettters based on information provided to Robertson, Anschutz, Vettters by the closing agent either directly or through the Lender, that Robertson, Anschutz, Vettters has not undertaken, in any manner, to assist or render legal advice to the Seller with respect to this transaction, and that Robertson, Anschutz, Vettters makes no representations to the Seller that it has undertaken any independent effort to verify the information provided to Robertson, Anschutz, Vettters and utilized for the preparation of the warranty deed or other instruments. Seller is further advised to consult its own legal counsel before signing the warranty deed. Additionally, by signing below you acknowledge you are aware that you are free to hire a lawyer or attorney to represent you and advise you regarding this transaction, to review all of the writings pertaining to this transaction and their consequences for you.

Robertson, Anschutz, Vettters prepared the various legal instruments and loan documents, if any, in connection with this transaction by signing below you are acknowledging that Robertson, Anschutz, Vettters has not represented you or given you any legal advice concerning the acquisition or sale of the Property, the legal instruments, or loan documents executed in connection with the transaction, or the closing of the transaction itself.

By signing below you acknowledge you are aware you must pay at the time of closing or on demand the legal fees of Robertson, Anschutz, Vettters as you may have agreed to pay in the earnest money contract or any other documents you may have signed. The charges for the services of Robertson, Anschutz, Vettters are set forth on the closing statement or settlement furnished by the title company. Furthermore, you acknowledge to Robertson, Anschutz, Vettters that you have received a copy of this disclosure, you have read all of the above statements, you understand them, and you acknowledge that what has been stated in this disclosure is accurate and truthful. Both parties to this transaction acknowledge that Robertson, Anschutz, Vettters does not represent either party in this transaction, whether or not Robertson, Anschutz, Vettters has represented or may be representing any of the undersigned in any other transaction.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

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**Shmuel Arditi, Individually and as Trustee of  
The Arditi Family Trust, dated December 20, 2000**

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**Byron H. Stanley**

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**Nataliya Arditi, Individually and as Trustee of  
The Arditi Family Trust, dated December 20, 2000**