

CLOSING DISCLOSURE

Transaction Information

Borrower: Lisa Martinez
Property: 159 Cedar Road, Plano, TX 75023
Sale Price: \$275,000
Seller: Highland Homes (Builder)

REAL ESTATE REPRESENTATION ANALYSIS

■■ **BUYER REPRESENTATION ISSUE IDENTIFIED**

Seller Representation:

- Listing Agent: Highland Sales - Tom Wilson
- Seller Agent Commission: \$16,500.00
- License #: TX-123456

Buyer Representation:

- Buyer Agent: NOT LISTED ■■
- Buyer Agent Commission: \$0.00 ■■
- Buyer Agent License: NOT PROVIDED ■■

CLOSING COSTS

Total Closing Costs: \$8,750.00

- Processing Fee: \$450.00
- Origination Fee: \$2,750.00
- Title Insurance: \$1,200.00
- Settlement Fee: \$650.00
- Recording Fees: \$175.00
- Other Fees: \$3,525.00

POTENTIAL ISSUES:

1. NO BUYER REPRESENTATION

- No licensed agent protecting buyer interests
- Seller agent represents seller/builder only
- Potential conflict of interest

2. UNEQUAL REPRESENTATION

- Seller has professional representation
- Buyer navigating complex transaction alone
- No advocate for buyer contract terms

3. COMMISSION STRUCTURE

- Total commission: \$16,500 (6.0%)
- All commission going to seller side
- No buyer agent to split commission

RECOMMENDATIONS:

- Verify if you have buyer representation agreement
- Consider consulting with a buyer's agent
- Review all contract terms carefully
- Ensure your interests are protected