



Affiliated Business Arrangement Disclosure Statement

To: Consumer
 From: Keller Williams Realty Santa Monica/Pacific Palisades

Thank you for contacting R & LS Investments, Inc., dba Keller Williams Realty Santa Monica, KW Commercial Santa Monica, and Keller Williams Realty Pacific Palisades (“KWSM”), in connection with the purchase or sale of a home or other property. This is to give you notice that the shareholders (“Shareholders”) of KWSM share common ownership and control of L.A. Citiwide Escrow, Inc., a California corporation, and that KWSM has a business relationship with Agency Capital Partners a California general partnership that is engaged in residential mortgage lending. KWSM is a general partner of Agency Capital Partners; the managing partner is BM Real Estate Services, a corporate real estate broker licensed by the California Department of Real Estate (DRE License#01273595). Because of these relationships, a referral to BM Real Estate Services Inc. or L.A. Citiwide Escrow, Inc. may provide Shareholders, KWSM, or all of them, a direct or indirect financial or other pecuniary benefit.

In addition, one or more of the Shareholders hold active real estate licenses and are actively engaged in the real estate business. The Shareholders may be the listing or selling agents/brokers in the transaction(s) concerning the property identified above and may earn commissions or other compensation over and above what they may receive by virtue of their status as Shareholders. If knowing this information is material or important to your decision on whether or not to enter into, continue with, close this transaction, or continue to do business with KWSM, L.A. Citiwide Escrow, Inc. or BM Real Estate Services Inc., please ask your agent to inquire.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are NOT required to use the listed provider as a condition for settlement of the subject property. 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 BEST RATE FOR THESE SERVICES.

| COMPANIES | HUD-1 DESCRIPTION/LINE DESIGNATION | ESTIMATE OF RANGE OF CHARGES GENERALLY MADE BY PROVIDER |
|--|------------------------------------|---|
| LA Citiwide Escrow Provides expert handling of all details in transferring the property in accordance with the real estate contract. | Basic Fee | \$285 + \$2.00 per thousand of sales price |
| | Loan Tie-In Fee | \$1.00 per thousand of loan amount |
| | Email Document Fee | Included in Loan Tie-In Fee |
| | Transfer Document Fee | \$75.00 each |
| BM Real Estate Services Inc. DBA Agency Capital Partners Provides a full range of residential first mortgage loan products and services. | Quitclaim/Spousal Deeds | \$75.00 each |
| | Processing Fee | \$595 |
| | Underwriting Fee | \$995 |
| | Discount Points | 0-3% of the loan amount |

Acknowledgement of Receipt of Disclosure

I/We have received the Affiliated Business Arrangement Disclosure Statement from KWSM and understand that KWSM may refer me/us to the settlement service providers listed in this Statement. KWSM, its employees or its affiliate(s) may receive a financial or other benefit as the result of that referral.

Seller Date Buyer Date

Seller Date Buyer Date

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