

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

To: _____

Property: _____

From: UT Citywide, LLC and _____ (agent)

Date: _____

In connection with the purchase/sale of this property, you may need to obtain certain title and settlement services. UT Citywide, LLC d/b/a Universal Title, Citywide ("Universal Title") has been recommended for settlement services and title insurance. Universal Title is owned by Capital Area Title, LLC (51%), McCullar Group, LLC (14.75%) ("Referring Party"), JB Group, LLC (5.67%) ("Referring Party"), JB Arlington Group, LLC (5.67%) ("Referring Party"), UT Citywide Partners 2, LLC ("Referring Party") and Alexandria Venture, LLC (5.66% ("Referring Party")). Because of these relationships, these referrals may provide the Referring Party and the owners of Universal Title a financial or other benefit.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are NOT required to use the listed providers as a condition of your purchase, sale, or refinance 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 THE BEST RATE FOR THESE SERVICES.

Buyer/Seller Settlement Fees	
Includes:	
Settlement Fee* \$750	Seller \$600 Settlement Fee* and Seller \$200 Deed Prep
Title Examination and Evaluation \$125	Seller Release Tracking \$35/release (UT Releases)
Binder/Policy Preparation and Issuance \$75	Seller Wire and Disbursement Fee \$50
Buyer/Seller Processing and Administrative Services * included in Settlement Fee	
Additional Fees:	
Delivery/Shipping and Handling	
Lender's and Owner's Title Insurance*	
Survey**	
Lien Certificate	\$40.00 to \$60.00 (payable to City or County)
Closing Protection Letter	\$45.00 (payable to underwriter)
Deed Preparation	\$50.00 (payable to law firm)
Title Search	\$250.00 to \$400.00 (payable to abstracting company)

*If a second trust is closing at the same time, an additional settlement fee of \$100 will be charged for the second trust closing. The second trust lender may also require an additional title policy.

**Pricing for surveys of non-condominium properties is available on a case-by-case basis.

Title Insurance Rate Schedule * per \$1000/purchase price									
	<u>Virginia</u>			<u>District of Columbia</u>			<u>Maryland</u>		
	Basic/Enhanced/Lender's			Basic/Enhanced/Lender's			Basic/Enhanced/Lender's		
First \$250,000	\$4.10	\$4.92	\$3.05	\$5.70	\$6.84	\$4.50	\$4.80	\$5.75	\$3.20
\$250,000 to \$500,000	\$3.89	\$4.67	\$2.84	\$5.10	\$6.12	\$3.90	\$4.10	\$4.90	\$2.90
\$500,000 to \$1,000,000	\$3.57	\$4.29	\$2.42	\$4.50	\$5.40	\$3.30	\$3.50	\$4.20	\$2.55
Over \$1,000,000	\$2.37	\$2.83	\$1.95	\$3.90	\$4.68	\$2.70	\$2.75	\$3.30	\$2.00

NOTES:

- If Owner's and Lender's Policies are issued simultaneously, the Purchaser only pays for the Owner's policy plus a simultaneous issue fee of \$200.00 in VA and DC or \$175 in MD.
- The minimum premium for a VA title insurance policy is \$250 for basic, \$300 for enhanced, and \$250 for lender's policy; in DC \$285 for basic, \$342 for enhanced, and \$225 for a lender's policy; and a minimum of \$175 in MD.
- If required by lender, Closing Protection Letter is \$50 in DC, \$35 in VA and \$30 in MD.
- Reduced rates are available in DC (Short-Term Rate) and MD (Reissue Rate) if a qualifying prior policy is provided prior to closing.

*Additional fees may be required.

ACKNOWLEDGMENT

I/We have read this Disclosure Statement and understand that my real estate agent (Referring Party) is referring me/us to purchase the above described settlement services and the Referring Party and the owners of Universal Title may receive a financial or other benefit as the result of this referral.

_____/_____
Date Signature

_____/_____
Date Signature

_____/_____
Date Signature

_____/_____
Date Signature

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

Client Name(s): _____ Date: _____

Property Address: _____

In connection with the purchase/sale of the above real property, you may need and/or obtain title services from Old Town Venture Title, LLC ("Affiliated Business"). This is to give you notice that Affiliated Business is owned by Alexandria Ventures Title, LLC (49%) ("AVT") and MBH Settlement Group, L.C. (51%) ("MBH"), a settlement and closing company. AVT is owned by McCullar Group, LLC (34%) ("Referring Party"), KWOT, LLC (33%) ("Referring Party"), and KWOT Investors, LLC (33%) ("Referring Party"). McCullar Group, LLC is owned by Shane S. McCullar. KWOT, LLC is owned by JB Group, LLC (8.1%) ("Referring Party"), JB Arlington Group, LLC (8.1%) ("Referring Party"), and Alexandria Ventures, LLC (8.1%) ("Referring Party"). KWOT Investors, LLC is owned by agents and managers of Keller Williams Metro Center, including JB Group, LLC (7.59%) ("Referring Party"), JB Arlington Group, LLC (7.59%) ("Referring Party"), and Alexandria Ventures, LLC (7.59%) ("Referring Party"), and Fidelis Property Group LLC (Michael Lorino and Bethany Stalder) (6.74%) ("Referring Party"). Because of these relationships, these referrals may provide the Referring Party and the owners of MBH a financial or other benefit.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are **NOT** required to use the listed providers as a condition of your purchase, sale, or refinance 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 THE BEST RATE FOR THESE SERVICES.**

Affiliated Business Fees

Owners Title Insurance Policy: Estimate charge calculated per Thousand Dollars (per \$1,000) of sales price as follows:

<u>Virginia</u>		<u>District of Columbia</u>		<u>Maryland</u>	
First \$250,000	\$4.92	First \$250,000	\$6.84	First \$250,000	\$6.05
\$250,001-\$500,000	\$4.68	\$250,001-\$500,000	\$6.12	\$250,001-\$500,000	\$5.17
\$500,001-\$1,000,000	\$4.32	\$500,001-\$1,000,000	\$5.40	\$500,001-\$1,000,000	\$4.42
\$1,000,001-\$2,000,000	\$2.88	\$1,000,001-\$5,000,000	\$4.68	\$1,000,001-\$5,000,000	\$3.47
\$2,000,001-\$5,000,000	\$2.52				

Additional Charges:

Simultaneous Issue Lenders Title Insurance Policy is \$200.00 per Loan Policy

Title Insurance Binder is \$150

Insured Closing Protection Letter is \$35-\$50 per Loan Policy

Estimated owners' title insurance premiums are provided above for "enhanced" coverage. Other options are available, including less comprehensive "standard" coverage and a "reissue rate", which could reduce the overall premium.

MBH Fees

Buyer Settlement Fee: \$795 (VA) / \$950 (DC) / \$895 (MD)

Seller Settlement Fee: \$795 (VA) / \$895 (DC) / \$595 (MD)

Archival Fee: \$60

Lien Release (if applicable to Seller): \$150 per lien release

Title Search: \$125-\$250 (Payable to third party title abstractor)

ACKNOWLEDGMENT

I/We have read this disclosure form and understand that the Referring Party is referring me/us to purchase the above-described settlement services. The Referring Party and the owners of MBH may receive a financial or other benefit as the result of this referral.

CLIENT(S):

Signature: _____

Date: _____

Signature: _____

Date: _____



AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

This is to give you notice that your real estate agent, or loan originator, may have a business relationship with **Patriot Home and Auto Insurance**. **Patriot Home and Auto Insurance** and your real estate agent could be under common ownership, or in relationship with individual agents or loan officer such that they have a common financial interest. Because of this relationship, this referral may provide your real estate agent, or loan originator, a financial or other benefit. **Patriot Home and Auto Insurance** can provide you free homeowner insurance quotes from many insurance carriers.

You are NOT required to use **Patriot Home and Auto Insurance** as a condition for settlement of your loan on or purchase, sale or refinance of the subject property. THERE ARE FREQUENTLY OTHER INSURANCE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST INSURANCE AND THE BEST RATE FOR YOUR HOME INSURANCE NEEDS.

Client Signature _____ Date _____

Client Signature _____ Date _____



BUSINESS RELATIONSHIP DISCLOSURE

Please be advised that KWMC has entered into Marketing Agreements with the following companies to offer services in the arena of pre and post home service needs:

- America’s Preferred Home Warranty- A Home Warranty Company.
- Square One Home Inspections- A Home Inspection Company.
- Real Property Management Pros- A Property Management Company.
- HuberWilmot- A Moving & Storage Company.
- Star Moving Solutions- A Moving & Storage Company.
- Queen Academy of Real Estate- A Real Estate School.
- Luka- A Home Services Company.
- RentRisk- A Rental Services Company.
- Annie Mac Home Mortgages
- First Heritage Home Mortgages

Neither KW Metro Center nor its managers, agents or principal owner has any ownership interest in the above-mentioned companies except for Queen Academy of Real Estate, and RentRisk which are both owned by several of our agents.

Neither do any of the above-mentioned companies have any ownership interests in KW Metro Center offices. However, KWMC and KWMC’s managers, agents, and/or principal owners do receive marketing fees from America’s Preferred Home Warranty, Real Property Management Pros, Square One Home Inspections, HuberWilmot, Star Moving, Queen Academy of Real Estate, Luka, RentRisk, Annie Mac and First Heritage for the performance of marketing services.

Buyer or Seller Signature _____ **Date** _____

Buyer or Seller Signature _____ **Date** _____

**KW METRO CENTER
KELLER WILLIAMS® REALTY
1701 Duke Street • Alexandria, VA 22314 • 703-535-3610 • 703-535-3611
Each Keller Williams Office is Independently Owned and Operated**

02/01/2024