



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.

11-03-2025



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 or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential listing will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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- 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

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Christie's International Real Estate	9014036	info@christiesrealestatels.com	512-270-8586
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Romeo Manzanilla	0565060	romeo@christiesrealestatels.com	512.743.7820
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Romeo Manzanilla	0565060	romeo@christiesrealestatels.com	512.743.7820
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Taylor Rose Hixson	840024	trose@christiesrealestatels.com	626.660.8295
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Romeo Manzanilla	0565060	romeo@christiesrealestatels.com	512.743.7820
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Georgia Spiropoulos	656562	georgias@christiesrealestatels.com	512.743.8484
Name of Sales Agent/Associate	License No.	Email	Phone

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Romeo Manzanilla	0565060	romeo@christiesrealestatels.com	512.743.7820
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Brooke Roeder	737399	brookeroeder@christiesrealestatels.com	512.964.8379
Name of Sales Agent/Associate	License No.	Email	Phone

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Romeo Manzanilla	0565060	romeo@christiesrealestatels.com	512.743.7820
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Claire Moore	778620	clairemoore@christiesrealestatels.com	512.228.6063
Name of Sales Agent/Associate	License No.	Email	Phone

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Romeo Manzanilla	0565060	romeo@christiesrealestatels.com	512.743.7820
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Heather White	796561	hwhite@christiesrealestatels.com	512.796.2192
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Joi Jones	523529	jjones@christiesrealestatels.com	512.417.5611
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Christie's International Real Estate	9014036	info@christiesrealestatels.com	512.270.8586
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Romeo Manzanilla	0565060	romeo@christiesrealestatels.com	512.743.7820
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Romeo Manzanilla	0565060	romeo@christiesrealestatels.com	512.743.7820
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Laura Flores	769456	lflores@christiesrealestatels.com	281.450.5851
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



Information About Brokerage Services

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11-03-2025



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Romeo Manzanilla	0565060	romeo@christiesrealestatels.com	512.743.7820
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Lesley Mayhew	818601	lesley@brokeroedergroup.com	575.652.2681
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Lianna Marquez	819078	liannam@christiesrealestatels.com	512.496.5149
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Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Romeo Manzanilla	0565060	romeo@christiesrealestatels.com	512.743.7820
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Romeo Manzanilla	0565060	romeo@christiesrealestatels.com	512.743.7820
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Naomi Thurston	660005	naomit@christiesrealestatels.com	424.757.3411
Name of Sales Agent/Associate	License No.	Email	Phone

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Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>Romeo Manzanilla</u>	<u>0565060</u>	<u>romeo@christiesrealestatels.com</u>	<u>(512)743-7820</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<u>Romeo Manzanilla</u>	<u>0565060</u>	<u>romeo@christiesrealestatels.com</u>	<u>(512)743-7820</u>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u>Rosie Ochoa</u>	<u>0729331</u>	<u>rochoa@christiesrealestatels.com</u>	<u>(512)589-0314</u>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TXR 2501