

Affiliated Business Arrangement Disclosure Statement

To: _____ Property: _____
 From: _____ Date: _____

This is to give you notice that Edina Realty, Inc., HomeServices Relocation, LLC, Prosperity Home Mortgage, LLC (“PHM”), HomeServices Insurance, Inc. doing business as Edina Realty Insurance Agency (“Edina Realty Insurance Agency”), Edina Realty Title, Inc., and Title Resources Guaranty Company (“TRG”) are part of a family of companies (the “Affiliated Companies”), and each may refer to you the services of another. Edina Realty, Inc., PHM, Edina Realty Insurance Agency, Edina Realty Title, Inc. are each wholly owned either directly or indirectly by HomeServices of America, Inc. (“HSoA”). HomeServices Title Holdings, LLC, a wholly-owned subsidiary of HSoA, indirectly owns 11.5% of TRG. Because of these relationships, the referral of a customer (including you) by any of the Affiliated Companies to another may provide the referring company, its affiliates, and/or their employees with a financial or other benefit.

Set forth below is the estimated charge or range of charges for each of the services listed. You are NOT required to use any of these service providers as a condition of the sale of the subject property or to obtain access to any settlement service.

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.

<u>Service Provider</u>	<u>Service Provided</u>	<u>Charge or Range of Charges</u>	
HomeServices Relocation, LLC	Relocation Services	Fees paid by real estate broker	
Prosperity Home Mortgage, LLC	Loan Origination and Application	\$0 - \$1,765 (2% of loan amount on some bond products)	
	Appraisal	\$450 - \$2,100	
	Third Party Fees	\$58 - \$550 (credit report, tax service, flood cert, technology, and/or MERS)	
Edina Realty Title, Inc.*		MN	WI
	Lender’s Policy (may be provided by TRG)	\$100 if simultaneously issued with Owner’s Policy; if not, \$3.00 - \$1.50 per \$1K of sales price	\$500
	Owner’s Policy (may be provided by TRG)	\$3.25 - \$1.75 per \$1,000 of sales price.	\$525 plus \$3.50 - \$0.55 per \$1,000 of sales price.
	Endorsements	\$50 - \$150 (applies to conventional, FHA and DVA Arms)	\$125 - \$500 (applies to conventional, FHA and DVA Arms)
	Title Exam Fee	\$525 - \$735	
	Settlement Services Fee	\$350 (buyer); \$525 (seller). An additional fee of \$160 is charged if a second mortgage is closed simultaneously with a first mortgage (or \$75 for a down payment assistance loan); Non-traditional seller (REO, short sale, for sale by owner) fee ranges from \$550-\$1,010.	
Edina Realty Insurance Agency	Homeowner’s Insurance	\$150 - \$10,000 plus per year; charges may vary based on coverage requested and other factors including multi-unit properties. Flood Insurance is not included in this estimate but may be available for an additional fee and may be lender required.	

ACKNOWLEDGEMENT: I/we have read this disclosure form and understand that the Affiliated Companies may refer me/us to purchase the above-described settlement service(s) from one another and that any such referrals may provide the referring company, its affiliates, and/or their employees with a financial or other benefit.

Signature (Date)

Signature (Date)