

**ATTORNEY REPRESENTATION NOTICE AND  
AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE**

The law firm of Bradshaw, McCall & Westbrook, PLLC and its attorneys Andrew McCall, Chris Westbrook and Grant Cunningham (the law firm and the attorneys are collectively referred to as “the Law Firm”) represent First Texas Title Company, LLC (“the Title Company”) in all aspects of this real estate transaction (“this Transaction”). The Law Firm is owned by the same attorneys as the Title Company, and the interests of the Title Company may be adverse to your interests in this Transaction. The Law Firm has a conflict of interest with you. You will be required to acknowledge at closing that you are not represented, in any way, by the Law Firm in this Transaction.

Any documents prepared by the Law Firm in this Transaction will be prepared for the benefit of the Title Company. The Law Firm and the Title Company make no representation that the documents to be prepared for this Transaction comply with any agreement between the parties or any instructions the parties may give to the Title Company or the Law Firm. You are instructed to read the documents to determine whether the documents prepared are consistent with the intent, purposes and agreements of the parties. **You are advised to have all documents for this Transaction reviewed by attorneys that are not affiliated with the Law Firm or Title Company. You have the right to have your own attorney prepare the legal documents required for this Transaction.**

The payment of fees for document preparation to the Law Firm does not create an attorney-client relationship. Even though the Law Firm only represents the Title Company, you agree to pay the fees to the Law Firm set forth on the closing statement for this Transaction. The Law Firm’s standard fees for document preparation related to closings is:

Deeds	\$150	Note & Deed of Trust	\$200
Releases	\$75	Power of Attorney	\$100

If the Law Firm has previously represented you, including curative work necessary for the closing of this Transaction, that representation does not carry forward to the closing of this Transaction, and you are advised to have all documents for this Transaction reviewed by attorneys that are not affiliated with the Law Firm or Title Company.

The Law Firm may be engaged by the Lender to prepare loan documents as a part of this Transaction. If so, the Law Firm represented only the lender in the preparation of the loan documents.