



Jiffy Lube

\$3,802,000 | 5.45% CAP

SEC Championship Parkway & Texas Hwy 114, Fort Worth, Texas (DFW Metro)

- ✓ **15-Year Corp. Abs. NNN Lease**
- ✓ **10% Rent Increases Every 5 Years**
- ✓ **Excellent Visibility Along Highway 114**
- ✓ **Located Adjacent to Texas Motor Speedway and Tanger Outlets Fort Worth**

Jiffy Lube International, Inc. ("Jiffy Lube"), with more **than 2,500 franchised service centers in North America**, serves over 20 million customers each year. Jiffy Lube pioneered the fast oil change industry in 1979 by establishing the first drive-through service bay, **providing customers with fast, professional service** for their vehicles. **Headquartered in Houston**, Jiffy Lube is a wholly owned, indirect subsidiary of **Shell Oil Company**. Visit www.JiffyLube.com to learn more about Jiffy Lube and vehicle care.



INVESTMENT OVERVIEW

— JIFFY LUBE FORT WORTH, TX



CONTACT FOR DETAILS

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IL Broker of Record: James Patterson

License #: 501B28

\$3,802,000

5.45% CAP

NOI

\$207,185

Land Area

±0.73 AC

Occupancy

100%

Building Area

±4,042 SF

Year Built

2020

Lease Type

Absolute NNN

- ✓ **15-Year Corporate Absolute NNN Lease.** Rare NNN lease with 10% rent increases every 5-years, starting year 6 in primary term and year 16 in options.
- ✓ **Jiffy Lube is the largest and most well known fast lube company in North America** with over 2,200 locations.
- ✓ Strategically located along Highway 114 near I-35W with 97,340 VPD. **Subject property is situated directly across from Texas Motor Speedway, the premier motorsports facility in Texas, hosting IndyCar and NASCAR Cup series races.** The venue has a seating capacity of 181,655.
- ✓ **Located in dense retail corridor** with tenants including Bucee's, Whataburger, In-N-Out Burger, Chick-fil-A and Tanger Outlets Fort Worth featuring retailers including Nike, Restoration Hardware, H&M and Polo Ralph Lauren outlets.
- ✓ **The Dallas-Fort Worth Metroplex is home to over 25 Fortune 500 Companies,** including: Exxon Mobil, McKesson, AT&T, American Airlines, Southwest Airlines, Texas Instruments and Kimberly-Clark.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE
NET LEASE

TENANT OVERVIEW

— JIFFY LUBE FORT WORTH, TX

Jiffy Lube

Lessee: Jiffy Lube International Inc., a Delaware Corporation

REVENUE
\$1.7 B

TOTAL LOCATIONS
IN U.S. & CANADA
2,200+



jiffylube.com

Jiffy Lube service centers are 100% franchise-operated, independently owned and operated by 252 entity groups.

The company was **ranked first on National Oil** and Lube News 2011 Tops in the Fast Lubes Industry Rankings. Also, Jiffy Lube was **ranked number 15 in Entrepreneur Magazine's 2012 Franchise 500** and number 73 on Franchise Times 2011 Top 200 **Franchise** Chains by Worldwide Sales.

The core offering of Jiffy Lube remains the Jiffy Lube Signature Service® Oil Change, a service that offers customers more than just a standard oil and filter change. In June 2011, Jiffy Lube introduced a new program called **Oil Change Schedule (OCS)**.

The new program allows Jiffy Lube customers to choose how often they have their oil changed based on a **number of variables** including vehicle manufacturer recommendations, driving habits, and road conditions. The OCS program moves away from the old model of changing oil **every 3,000 miles** and provides a schedule that is unique for each driver.



IN THE NEWS

— JIFFY LUBE FORT WORTH, TX

Jiffy Lube Continues to Increase Footprint

OCTOBER 09, 2018 (MARKET INSIDER)

Jiffy Lube International, Inc. ("Jiffy Lube"), with more than 2,000 franchised service centers in North America, serves approximately 20 million customers each year.

SRE Group is accelerating its growth with the **opening of new Jiffy Lube** service centers in Utah, Montana and Nevada. SRE Group recently opened a new store in Provo, Utah, marking its 29th Jiffy Lube location. **The 4-bay Jiffy Lube Multicare** facility provides expanded services including brakes, tires and engine diagnostics as well as the **brand's** Jiffy Lube Signature Service Oil Change.

Over the past 32 months SRE Group has opened six locations with plans to open two additional by the end of 2018. SRE Group's commitment around growth stems from their belief in the value of the Jiffy Lube brand as well as the iconic brand's new business model, which expands service offerings through Jiffy Lube Multicare. "There is long-term business potential with the Jiffy Lube brand," said Kelly Kent, Co-CEO, SRE Group. "And, Jiffy Lube International, Inc. provides incentives and resources to help us accelerate our growth. The ability to increase our return is key in our growth decisions."

Jiffy Lube pioneered the fast oil change industry in **1979** by establishing the first drive-through service bay, providing customers with fast, professional service for their vehicles. **Headquartered in Houston**, Jiffy Lube is a wholly owned, indirect subsidiary of Shell Oil Company.

EXPLORE ARTICLE



Jiffy Lube, the Leading Fast Lube Provider in the U.S., Remains focused on Growth

FEBRUARY 20, 2019 (CISION PR NEWSWIRE)

Jiffy Lube, the industry leader in the fast lube category, is accelerating its growth in 2019, expanding into new markets and communities.

Based on current development plans, Jiffy Lube will **open** more new **stores** this year than the brand has opened in any given year over the past decade. Ten new locations are slated to open in the **first quarter** of **2019**.

"Our strategic growth plan aligns with one of our key brand attributes, which is convenience," said Patrick Southwick, President of Jiffy Lube International, Inc. "We want to ensure that Jiffy Lube meets consumers' needs by offering the services they need to maintain their vehicle at a location convenient to their home or place of work." Chris Dykes, Director of Network Development for Jiffy Lube International, Inc. added, "Whether existing or prospective Jiffy Lube franchisees are looking to self-develop new locations, acquire locations or participate in a turn key program, we offer several incentive programs and provide numerous resources to support new growth."

In January, three **franchise-owned Jiffy Lube** service centers opened in the Southwest including Maricopa, AZ; Las Vegas, NV; and Thornton, CO. Additionally, a new location opened in the **Northeast** in **Allentown, PA**.

EXPLORE ARTICLE



LEASE OVERVIEW

— JIFFY LUBE FORT WORTH, TX

Initial Lease Term	15 Years, Plus Four, 5 - Year Options to Renew
Projected Rent Commencement	January 2021
Projected Lease Expiration	December 2036
Lease Type	Corporate Absolute NNN Lease
Rent Increases	10% bumps every 5 years, In Primary Term & Options
Annual Rent Years 1-5	US\$207,185
Annual Rent Years 6-10	US\$227,904
Annual Rent Years 11-15	US\$250,694
Option 1	US\$275,763
Option 2	US\$303,340
Option 3	US\$333,674
Option 4	US\$367,041

*Rent is based on a formula that includes a of total project costs and will be adjusted accordingly upon building completion Annual Rent shown above are estimates Consequently, the Purchase Price may change but the agreed upon CAP rate will not

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.





NORTHWEST HIGH SCHOOL
(1,816 STUDENTS)

GENE PIKE MIDDLE SCHOOL
(976 STUDENTS)

FORT WORTH ALLIANCE AIRPORT

J LYNDALL HUGHES ELEMENTARY
(688 STUDENTS)

JOHN M TIDWELL MIDDLE SCHOOL
(1,212 STUDENTS)

LOST SPURS RANCH APARTMENTS
(240 UNITS)

WATERMARK
(240 UNITS)

DISTRIBUTION CENTER
Sams CLUB

SUBJECT PROPERTY
SEC CHAMPIONSHIP PARKWAY & TEXAS HWY 114

DISTRIBUTION CENTER
Walmart

DISTRIBUTION CENTER
LG Life's Good

DISTRIBUTION CENTER
BRIDGESTONE

DISTRIBUTION CENTER
SAFeway

DISTRIBUTION CENTER
Walmart

POLO RALPH LAUREN H&M
EXPRESS OLD NAVY
SKECHERS BANANA REPUBLIC RH
OFF BROADWAY SHOE WAREHOUSE Columbia
FOREVER 21 NIKE LOFT
MICHAEL KORS AMERICAN EAGLE GAP

BUFFALO WILD WINGS IN-N-OUT BURGER STARBUCKS
SMOOTHIE KING PANDA EXPRESS WHATABURGER Chick-fil-A Newk's

BUG-EGGS BURGER KING
MCDONALD'S Cane's

SONIC Shell H Holiday Inn Express & Suites
LA QUINTA HOME 2 BY WYNDHAM SUITES BY HILTON
POPEYES CHOICE HOTELS

CLEARWATER PAPER

U-HAUL

CVS pharmacy AutoZone

ALDI

TRACTOR SUPPLY CO
O'Reilly AUTO PARTS

Walmart Supercenter
DOLLAR TREE THE HOME DEPOT
PETSMART ANYTIME FITNESS Pep Boys

FedEx

DJO

General Mills

NFI

HERITAGE

QTS

compass SELF STORAGE
PENSKE Truck Rental

ups

NEBO
ALLIANCE CONSUMER GROUP

SUBWAY Popeyes Arby's

Residence Inn Marriott
Hampton by HILTON

Hilton Garden Inn

7 ELEVEN

BIKER'S CHOICE

Tech Data

FedEx

PURPLE HEART TRIAL
± 53,471 VPD

± 25,788 VPD

FRONT STREET
± 19,892 VPD

ALLIANCE GATEWAY FREEWAY
± 26,306 VPD

114 TEXAS

377

170 TEXAS

COX ELEMENTARY
(686 STUDENTS)

GE

TEXAS MOTOR SPEEDWAY

DHL

AccessBank Texas

CLEARWATER PAPER

ZEBRA

citi

MB MARTINBROWER

GM

General Mills

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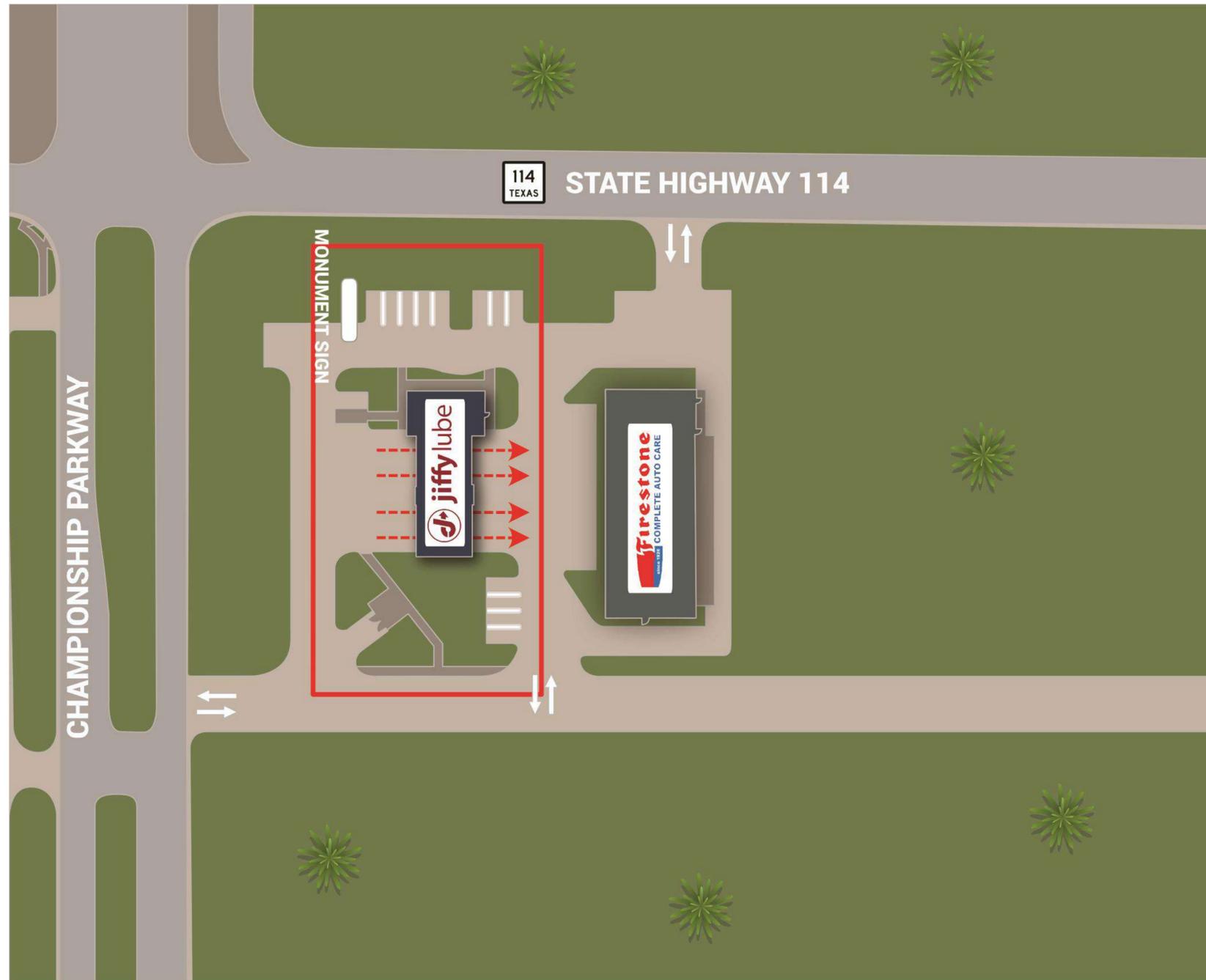
LEASE OVERVIEW

JIFFY LUBE FORT WORTH, TX

	Year Built		2020
	Building Area		±4,042 SF
	Land Area		±0.73 AC

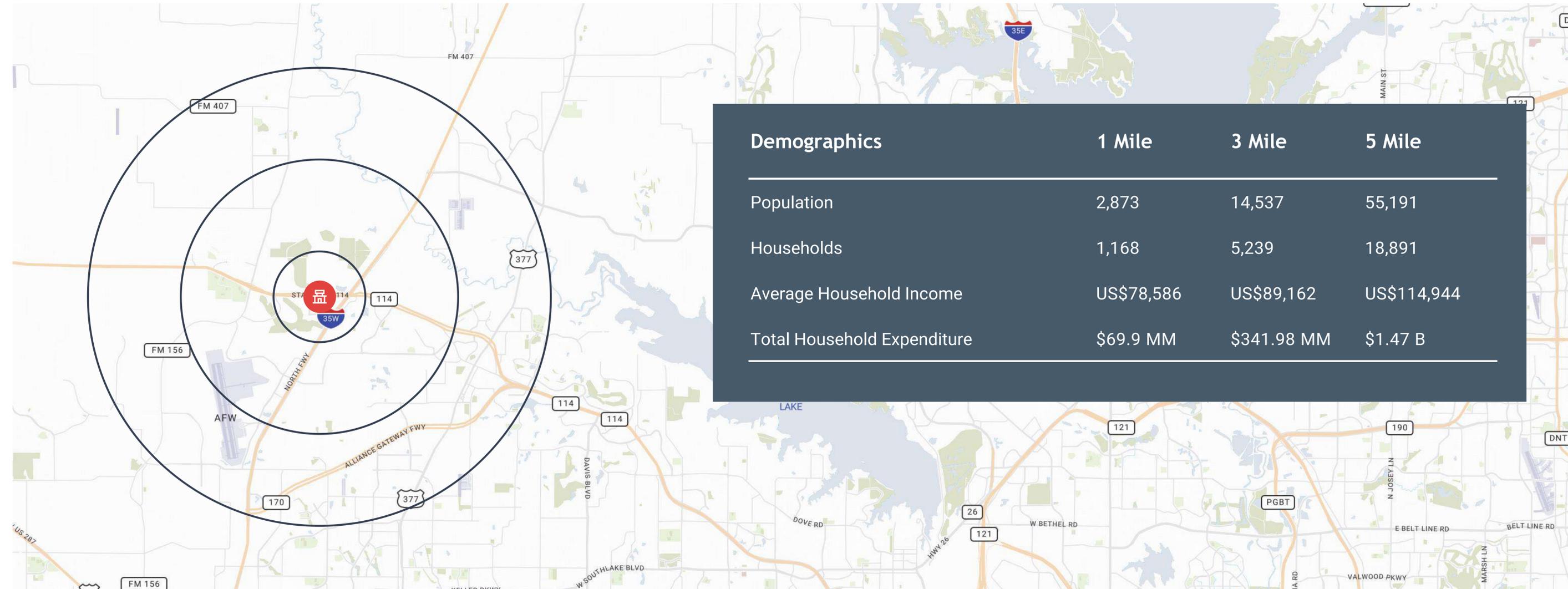
NEIGHBORING RETAILERS

- Buc-ee's
- Panda Express
- Chick-fil-A
- Whataburger
- McDonald's
- RH Outlet
- Cole Haan Outlet
- H&M
- Old Navy
- Gap



LOCATION OVERVIEW

— JIFFY LUBE FORT WORTH, TX



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. AMR/American Airlines (25,000)
2. Lockheed Martin (13,690)
3. Fort Worth ISD (12,000)
4. Texas Health Resources (12,000)
5. NAS - Fort Worth - JRB (10,000)
6. Arlington ISD (8,500)
7. University of Texas at Arlington (7,311)
8. JPS Health Network (6,500)
9. City of Fort Worth (6,161)
10. Cook Children's Health Care System (6,042)
11. Tarrant County College (5,999)
12. Alcon Laboratories Inc. (5,393)
13. Bell Helicopter Textron (4,953)
14. BNSF Railway (4,500)
15. Tarrant County Government (4,310)

LOCATION OVERVIEW

— JIFFY LUBE FORT WORTH, TX

Fort Worth Texas

 **898,919**
Population

 **\$58,448**
Median Household Income



The city ranked the 3rd "Best City to Raise a Family in the Country" by SmartAsset in 2017

3rd

Fort Worth #2 "Best Cities for Job Seekers"- Forbes

#2

Fort Worth, the city of cowboys and culture, is the 16th largest city in the United States and part of Texas' #1 tourist destination.

The city is conveniently located 17 miles away from Dallas-Fort Worth International Airport, which serves as a gateway for visitors from all over the world.

Fort Worth's population continues to boom as people flock to the city, drawn by its steady economy, topnotch entertainment and easy going lifestyle.

The city's nine major districts provide numerous options for entertainment, cultural

experiences, premier shopping and delicious cuisine. Fort Worth maintains its small-town feel and hospitality while it embraces modernization and growth opportunities. Known and the most typically "Texan" of all Texas cities, Fort Worth balances its agriculture, cattle and oil heritage seamlessly with an ever-growing array of new businesses and industries. Downtown Fort Worth is the central business district of the city and is home to many commercial office buildings. Day and night, downtown is abuzz with people who are fully immersed in the best nightlife, dining and entertainment Fort Worth has to offer. At the heart of Fort Worth's growing entertainment district, Sundance Square is the epitome of urban design and functionality, and is one of the safest urban areas in the country. A 35-block development filled with boutiques, restaurants, night spots and art galleries, Sundance Square is one of the best entertainment and shopping districts in the Southwest. Texas Christian University is the most prominent university in Fort Worth. Located just three miles from downtown, TCU has a total undergraduate and graduate enrolment of over 10,000.

IN THE NEWS

— JIFFY LUBE FORT WORTH, TX

How Fort Worth Beat Out Plano For Texas' Most Livable City

TOMMY CUMMINGS, AUGUST 9, 2020 (OUR COMMUNITY NOW)

Over the years, Fort Worth has endured sidekick status to Dallas. Too many times, people have forgotten about the FW in D-FW. Texas Motor Speedway is always thought to be in Dallas. Ironically, Fort Worth-born Larry Hagman grew up closer to Cowtown than *Dallas*, the TV show he made famous.

But this year, **Fort Worth** is getting the last laugh.

The city known as **Cowtown topped** the list of **10 North Texas cities** that were chosen among the **best 25 places** to live in the state, according to a study by Better Homes and Gardens Real Estate HomeCity.

Fort Worth is the higher growth, younger city whose rise is still in the works and whose best days are still ahead."

Using criteria that included data from the U.S. Census, the FBI, and the Trust for Public Land, **Fort Worth emerged No. 1**, ahead of perennial top choice Plano. Dallas was **eighth**.

The rest of the rankings were the usual suspects: Frisco fourth, Irving sixth, McKinney 11th, Arlington 16th, Garland 17th, Denton 23rd, and Mesquite 24th.

"Yes, **Fort Worth** taking the **top spot** was definitely a surprise," says Alexander Pfirrmann, who authored the study. "In all the other rankings I've seen while doing my research, Plano and Frisco were consistently at the top due to their extremely high median household incomes; however, **Fort Worth** was never **No. 1** in any of those rankings."

Pfirrmann, who was born and raised in Texas, had additional theories on **Fort Worth's exclusion**.

EXPLORE ARTICLE



Dallas-Fort Worth could see biggest population surge in U.S. through 2029

JOHN EGAN, JANUARY 9, 2020 (CULTURE MAP DALLAS)

Brace yourselves, North Texans. Following a decade of eye-popping population growth, Dallas-Fort Worth is expected in this decade to once again lead the nation's metro areas for the number of new residents.

New data from commercial real estate services company Cushman & Wakefield shows **DFW gained 1,349,378** residents from 2010 through 2019. In terms of the number of new residents tallied during the past decade, **DFW** ranked **first** among U.S. metro areas, the data indicates.

From **2020** through 2029, DFW is projected to tack on another **1,393,623** residents, Cushman & Wakefield says.

"The favorable business climate and available tech talent in Dallas has made it one of the top startup markets in the U.S., which further incentivizes companies to move to the area."

For the second decade in a row, that would be the highest number of new residents for any metro area, the company says. By comparison, the Oklahoma City metro area was home to nearly **1.4 million** people in 2018.

For DFW, the **2020-29** forecast would represent a population **growth** rate of **17.9** percent, down from **20.9** percent for 2010 through 2019, Cushman & Wakefield says.

As of July 2018, the Census Bureau estimated **7,539,711** people lived in **DFW**. Under the Cushman & Wakefield scenario, DFW's population would swell to about **9 million** by the time the calendar flips to **2030**.

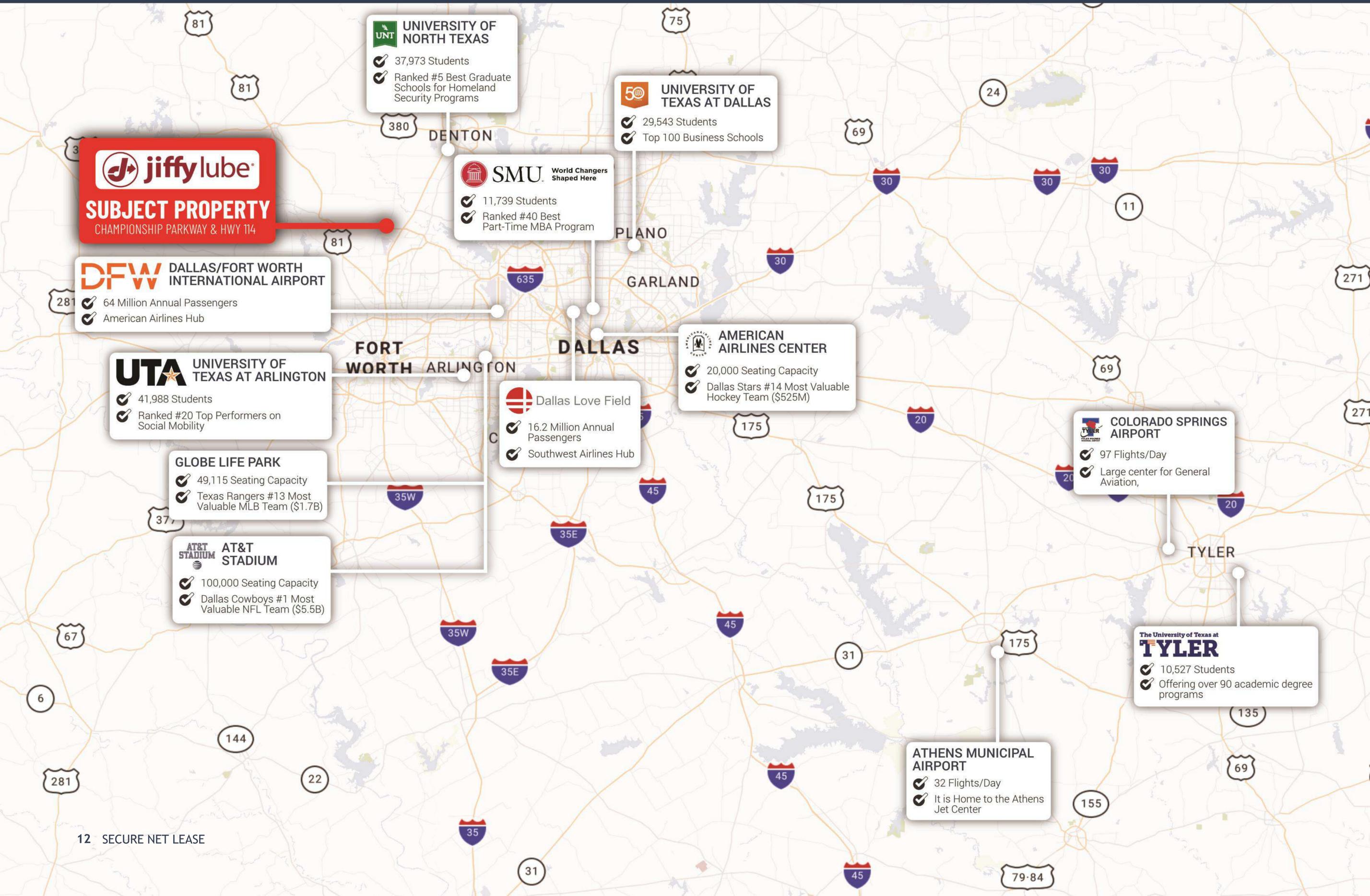
"Dallas is among the North American cities that are grappling with how to improve productivity to further **enhance** the **growth** benefits coming from strong population growth," says Cushman & Wakefield, citing investments in **technology** and infrastructure upgrades as examples.

EXPLORE ARTICLE



DALLAS-FORT WORTH METRO

— JIFFY LUBE FORT WORTH, TX



CALL FOR ADDITIONAL INFORMATION

Dallas

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10000 N Central Express way #200
Dallas, TX 75205
(214) 522-7200

Los Angeles

Office

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El Segundo, CA 90245
(424) 224-6430

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TEXAS DISCLAIMER

— JIFFY LUBE FORT WORTH, TX

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information about brokerage services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties' consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

If the broker represents the owner

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written – listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information the owner knows.

If the broker represents the buyer

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

If the broker acts as an intermediary

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- Shall treat all parties honestly
- May not disclose that the owner will accept a price less than the asking price
- Submitted in a written offer unless authorized in writing to do so by the owner;
- May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- May not disclose any confidential information or any information that a part specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions.