



**AFFILIATED BUSINESS ARRANGEMENT
DISCLOSURE STATEMENT**

For Agent Use:	
Agent Name: _____	
_____	_____
First	Last
Office Name: _____	

Please Check One: Buyer Seller

To (Client's Name): _____

Client Phone Number(s): Home: _____ Work: _____ Cell: _____

Property Address: (Street) _____ (City) _____ (State) _____ (Zip) _____

From: Long & Foster Real Estate, Inc. MLS #: _____ Email: _____

Property Type (check one):

- Single-family Townhouse Condo
 Multi-family Lot / Land Co-op

In connection with the sale and purchase of this property, you may need to obtain certain settlement services. This is to give you notice that Long & Foster Real Estate, Inc. ("Long & Foster") has business relationships (e.g., direct or indirect ownership interests, joint ventures and/or contractual relationships including marketing agreements and/or office leases) with the following mortgage, title, closing, and insurance service providers:

For mortgage financing:

Prosperity Mortgage Company

To close your loan and/or for title insurance:

- Bon Air Title and its affiliate Bon Air/Long & Foster Title Agency LLC** (Richmond)
- Brennan Title Company and its affiliate Positive Title LLC** (Virginia, Maryland, DC and Delaware)
- RGS Fountainhead Title and its affiliate Assurance Title LLC** (Maryland, DC, Delaware and Pennsylvania)
- RGS Title and its affiliate Mid-States Title of Virginia LLC** (Virginia, Maryland, DC and Delaware)
- Universal Settlements and its affiliate Mid-States Title of Maryland LLC** (Virginia, Maryland and DC)
- MBH Settlement Group LC and its affiliate Eastern Title LLC** (Virginia)
- Shaheen & Shaheen and its affiliate Long & Foster Great American Title LLC** (Hampton Roads)
- Shaffer Title & Escrow Inc. and its affiliate Long & Foster Shaffer Title Services LLC** (Hampton Roads)
- Trump & Trump and its affiliate Long & Foster of WV Title Insurance Agency LLC** (West Virginia)
- Homestead Settlement Services LLC and its affiliate Mid-States Title of Roanoke LLC** (SW Virginia)
- Mid States Title of Southwest Virginia LLC** (SW Virginia)
- Long & Foster Harbor Title LLC** (Hampton Roads)
- Long & Foster Settlement Services LLC** (Philadelphia / NJ)
- Long & Foster Title of Tidewater LLC** (Hampton Roads)
- Southern Title Settlement LLC** (SW Virginia)

For insurance, including property and hazard:

Long & Foster Insurance Agency, Inc.

As a result of these relationships, referrals to any of the above-listed entities may provide Long & Foster (and/or any of its subsidiaries or affiliates) with a financial or other benefit.

Set forth below are estimated charges or a range of charges for the settlement services listed. You are **NOT** required to use the listed providers as a condition for purchase 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.**

LENDER CHARGES

PROSPERITY MORTGAGE COMPANY charges fees which may include discount points and an origination fee (which accompany the interest rate you choose and which are listed as percentages of the loan amount).

Discount Points: 0% - 4%

Origination Fee: 0% - 1%

Amounts required for special credit reports such as business credit reports or for appraisals of larger properties are collected when the work is done. Any excess fees collected are returned to you at loan closing. A lender is allowed to require the use of an attorney, credit reporting agency or real estate appraiser chosen to represent the lender's interest. Set forth below is the estimated charge or range of charges for the settlement services of a credit reporting agency and real estate appraiser that Prosperity will require you to use, as a condition of your loan on this property, to represent Prosperity's interests in the transaction. If the undersigned make(s) use of Prosperity Mortgage Company, then you acknowledge and consent that Long & Foster Real Estate, Inc. may receive a financial or other benefit as a result of this referral.

Credit Report: \$60

Appraisal: \$375-\$850 (if property value is over \$2M, ask for quote)

TITLE INSURANCE CHARGES

Estimated owners' title insurance premiums (per \$1,000 of sales price):

Virginia		West Virginia		Pennsylvania	
First \$100,000	\$4.90	First \$100,000	\$4.76	First \$30,000	\$16.10
\$100,000-\$500,000	\$4.40	\$100,000-\$500,000	\$4.08	\$30,000-\$45,000	\$8.34
\$500,000 to \$1,000,000	\$3.75	\$500,000-\$5,000,000	\$3.60	\$45,000-\$100,000	\$8.90
Over \$1,000,000	Ask for quote	Simultaneous issue of Lenders' Policy (WV) is \$50.00		\$100,000-\$500,000	\$5.75
Simultaneous issue of Lenders' Policy (VA) is \$100.00.		Title insurance commitment fee per owner/lender		\$500,000-\$1,000,000	\$4.31
Title insurance commitment fee per owner/lender		policy will not exceed \$50.00.		Lender required endorsements (PA) approx. \$150.00.	
policy will not exceed \$125.00.					
Maryland		District of Columbia			
First \$250,000	\$4.20	First \$250,000	\$5.70		
\$250,000-\$500,000	\$3.60	\$250,000-\$500,000	\$5.10		
\$500,000-\$750,000	\$3.30	\$500,000-\$1,000,000	\$4.50		
\$750,000-\$1,000,000	\$3.00				
Simultaneous issue of Lenders' Policy (MD and DC) is \$35.00.					
Title insurance commitment fee per owner/lender policy will not exceed \$75.00					
Delaware		New Jersey			
First \$100,000	\$4.20	First \$100,000	\$6.30		
\$100,000-\$1,000,000	\$3.60	\$100,000-\$500,000	\$4.80		
\$1,000,000-\$5,000,000	\$3.00	\$500,000-\$2,000,000	\$3.30		
Simultaneous issue of Lenders' Policy (DE) is \$25.00.		Over \$2,000,000	\$2.40		
Title insurance commitment fee per owner/lender		Simultaneous issue of Lender's Policy (NJ) is \$25.00.			
policy will not exceed \$75.00.		Lender required endorsements are \$25.00 each. Miscellaneous			
		charges are approx. \$125.00. Out of pocket costs are approx. \$170.00.			

INSURANCE CHARGES

LONG & FOSTER INSURANCE AGENCY, INC. is an insurance agency representing many different insurers. The only cost is the insurance policy coverage chosen by you.

Homeowners Insurance premium: \$300-\$1,600+ per year

HOME WARRANTY DISCLOSURE

No Long & Foster affiliated company has an ownership interest in any company offering home warranty insurance; however, when a Seller or Purchaser purchases a home warranty insurance policy through a Long & Foster sales associate, Long & Foster Real Estate, Inc. receives a maximum of \$90.00 of the premium paid for services performed in the placement of the warranty.

ACKNOWLEDGMENT

I/we have read this disclosure form, and understand that Long & Foster Real Estate, Inc. is referring me/us to purchase the above-described settlement service(s) and may receive a financial or other benefit as the result of this referral.

Signature

Date

Signature

Date