

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

This is to give you notice that one or more of real estate agents involved in your transaction has a business relationship with Foundation Title Services, LLC, (“Affiliated Business”). This relationship is due to the fact that the Agent owns a certain percentage of Foundation Title Services General Partnership (“GP”), which owns 30% of the Affiliated Business. Because of these relationships, these referrals may provide the Agent and the owners of GP a financial or other benefit.

Set forth below is the estimated charge or range of charges for settlement, title insurance, search and/or preliminary title report fees in Tennessee. Title Insurance rates in Tennessee are filed with the Department of Insurance and may vary by title insurance company, coverage type, endorsements and location (county) of the property being insured. Reissue rates may be available on prior title policies issued within a certain time period according to the underwriter’s filed rates.

The title insurance premium paid will be shared between the owners of the Affiliated Business and GP (via the GP’s ownership of the Affiliated Business) and the title insurance underwriter.

Closing Services may also vary depending on the type of transaction (e.g., purchase, split closing, cash, mortgage loan, type of property, and price of property).

All-Inclusive Counties	Owner’s Policy (Standard)	Simultaneous Loan Policy with Owners	Loan Policy Only	Search Fee	Closing Services
Davidson, Montgomery, Rutherford, Sumner & Williamson	\$1,643	\$200 (up to amount of owner’s policy)	\$1,231.63	Included with title insurance premium	\$464-595 Range
Knox & Hamilton Counties	\$1,391	\$200 (up to amount of owner’s policy)	\$1,042.63	Included with title insurance premium	\$460-485 Range
Shelby County	\$1,209	\$200 (up to amount of policy)	\$907	\$200-250 Range	\$595-905 Range
Risk Rate (All-Other Counties)	\$851	\$200 (up to amount of owner’s policy)	637.88	\$200-300 Range	\$380-625 Range

You are NOT required to use the such providers as a condition of your purchase, sale, or refinance 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.

An affiliate of GP or the Affiliated Business may contact you by phone, mail, fax or email regarding additional products and services (e.g., homeowner’s insurance) and you are furthermore NOT required to use any such providers or services referred by the entity.

ACKNOWLEDGMENT

I/We have read this disclosure form and understand that Agent is referring me/us to purchase the above-described settlement services and that Agent and the owners of GP may receive a financial or other benefit as the result of these referrals.

CLIENT(S): Date: _____

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____