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HOMESMART
EVERGREEN REALTY
Real Estate Made Easy.

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT AND CO-PROMOTION/BRANDING ARRANGEMENT

Property: 61 Garcilla Drive, Rancho Mission Viejo, CA 92694

This is to give you notice that Evergreen Realty & Associates, Inc., and its affiliated licensed DBA's under DRE license # 01814504, including but not limited to; HomeSmart, HomeSmart Evergreen Realty, Ladera Realty, RMV Real Estate, MMAG Commercial Properties, and Property Solutions has a business relationship with Escrow Options Group, Inc. Each of these companies are owned by Rector, Inc., a California Corporation. Because of these relationships, the referral of a customer (including you) by any of the affiliated companies may provide the referring company with a financial or other benefit.

AFFILIATED BUSINESSES
Escrow Options (see attached fees)

CO-PROMOTION/BRANDING ARRANGEMENT
Old Republic Home Warranty
American Home Shield
Legal Services of America
Epiq Lending
Smart NHD

You are NOT required to use the listed service provider(s) for the purchase, sale or refinance of the subject property. THERE ARE OTHER SERVICE PROVIDERS AVAILABLE WHO PROVIDE SIMILAR SERVICES. YOU ARE ADVISED TO INVESTIGATE THESE AND OTHER COMPANIES TO DETERMINE THAT YOU ARE RECEIVING THE BEST RATE FOR THE SERVICES PROVIDED.

Evergreen Realty & Associates, Inc. makes no warranties, guarantees or representations regarding the services provided by any service provider that you use in your real estate transaction, including the above service providers.

ACKNOWLEDGEMENT
I/we understand that the above-identified service providers compensate Evergreen Realty & Associates, Inc. for the opportunity to market their services to Evergreen Realty & Associates, Inc., its associates and clients, and I/we are not relying on Evergreen Realty & Associates, Inc. its agents, brokers or employees in selecting any service provider in connection with our real estate transaction.

Signed by:
Paula D Conaway 4/30/2026
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Seller (Date) Buyer (Date)

Seller (Date) Buyer (Date)

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Escrow Options **Set forth below is the estimated charge or range of charges for the settlement services listed.**

Escrow Options Services ***(all fees can change without notice)***	**Charge or Range of Charges**
Settlement Agent Fee	$600.00 Base Plus $2.00 per $1,000.00 or fraction thereof, based on the purchase price. (minimum Fee of $750.00 each) (Laguna Woods properties, minimum fee of $1,000 each)
Refinance Escrow Fee*Bulk Rates and Repeat Customer Discounts are available	Fees are based on loan amounts, up to $500,000- $550 $500,001-$1,000,000- $650 $1,000,001- $750
Document Preparation Fee (each document) $100 (applicable party) i.e. Interspousal, Power of Attorney, etc.	$100.00 (applicable party)
Loan Tie-In Fee (per loan)/E-Doc Fee	$325.00 (Buyer)
Loan Tie-In Fee (2nd)	$225.00 (Buyer)
Loan Tie-In Fee (PP Payoff)	$200.00 (Seller)
Overnight Fees (International)	as billed (Applicable Party)
1031 Tax Deferred Exchange Tie-In Fee	$200.00 (Applicable Party)
Short Sale Processing	$200.00 (Seller)
Processing	$200.00 (Buyer/Seller)
Laguna Woods HOA Processing Fee	$150.00 (Buyer/Seller)
Solar Handling	$100.00 (Seller)
Document Preparation Affidavits	$200.00 (Seller)

Escrow Options Mobile Home Services	**Charge or Range of Charges**
Settlement Agent Fee	$600 Base +$2.00 per $1,000.00 or fraction thereof, based on the Purchase Price. Minimum of $750.00 each side
Park Demand Processing	$150.00 ($75/each buyer and seller
HCD Doc Preparation	$220.00 (Buyer/Seller)
Demand Processing/ Conditional Lien Release	$150.00 (Seller)
Additional Demand Processing/ Conditional Lien Release	$75.00 (Seller)
Tax Clearance Processing	$150 (Seller)
Loan Document Processing	$275 (Buyer)
ILT Retail Value Processing	$150.00 (Buyer)
Transfer to LPT	$200.00 (Buyer)
Estimated Notary/Signing	$150.00 (Buyer)
Processing Fee	$150.00 (Buyer/Seller)
Additional fee may apply: Power of Attorney	$150.00
Additional fee may apply: Transfer of Death HCD	$150.00

ACKNOWLEDGEMENT

I/we have read this disclosure form, and understand that Evergreen Realty & Associates, 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.

Signed by: Paula D Conaway 6E7AC7EC78FE41F... 4/30/2026

Seller (Date) Buyer (Date)

Seller (Date) Buyer (Date)