

Acre Realty, LTD Disclosure Statement

CONTROLLED BUSINESS ARRANGEMENT

This Disclosure Statement made by Acre Realty Ltd – hereafter called "BROKER" discloses BROKER relationship with Valley Title Services of the Fox Valley LLC - hereafter called "VTS".

In connection with the transaction, the Broker or Broker's Agents may recommend VTS to provide title insurance or information related to title insurance in a real estate transaction. Because at least one of Broker's principals (owners) has a financial interest in VTS, Broker must provide the following estimate of the fees and charges that are known by Broker.

The estimated range of charges incurred for Valley Title Services of the Fox Valley, LLC will be:

Mortgage Policy (for Buyer, if required):	\$450-- \$660-
Closing Fee (for Buyer, if required):	\$150.00 - \$400
Title Insurance (Seller):	\$525.00 - \$3,000, may exceed depending on amount of policy
Document Preparation Fee (Seller):	\$150.00 - \$400
Gap Insurance:	\$175.00 - \$300

Only those charges which may be paid by the party(ies) to whom this disclosure is made, are disclosed herein. If there are additional parties who choose to utilize services from VTS, there may be additional charges for those services.

With respect to the fees incurred from the financial services provided, the services provided by VTS may, in part, be the responsibility of the parties involved. However, the seller (or contract of sale) may decide which title insurance services are provided regarding the transaction.

There is no requirement for any party to use VTS as a condition for Broker to provide real estate or brokerage services. There are frequently other settlement service providers available with similar services. Parties are free to compare closing and title service providers before deciding to use title services offered by VTS.

I/we have read this disclosure form and understand that Broker is referring me/us to VTS. Broker may receive financial or other benefit as a result of this referral.

Third Party Vendors

Broker or Broker's Agents(s) may furnish a list of third-party vendors (3rdPV), including but not limited to lenders, home warranty companies, insurance agents/companies, electricians, plumbers, roofers or any other real estate related vendor for a real estate transaction to the Seller/Buyer as a convenience to the Party(ies) and is for informational purposes only. Acre Realty and the agent/s providing the recommendation are not responsible for the competency or performance of the 3rdPV. The Party(ies) hiring the 3rdPV are solely responsible for determining the qualifications of the 3rdPV. The Parties agree to hold the Firm harmless for any damage or liability caused by 3rdPV. The choice for 3rdPV is solely the responsibility of any Buyer/Seller.

Wire Fraud Warning

NEVER trust wiring instructions received through email. Cybercriminals are infiltrating email accounts and dispatching messages containing deceptive wiring details. These communications can appear highly convincing and well-crafted. Always verify wiring instructions independently, either in person or through a phone call to a trusted, verified number. Recovering funds sent to a fraudulent account is frequently impossible. Real estate agents and firms bear no responsibility for the transmission, forwarding, or verification of any wiring or money transfer instructions.

Buying Agent Signature Date _____

Listing Agent Signature Date 5/5/26
Mike Karisny

ACKNOWLEDGMENT

Signature of Seller/Owner: [Signature] John P Larson Date: 5/5/26
Signature of Buyer: [Signature] Tonya Larson Date: 5/5/26

Date: _____

Date: _____