

CAP CITY MORTGAGE
AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT
Residential Broker (Regulation X (RESPA); 24 CFR §3500.15)

This document serves to give you notice that **South Hall Investors, Inc.**, (“Broker”) is licensed by the California Department of Real Estate (DRE # 01485473) and is variously doing business as (d/b/a): **KW, Keller Williams - Sacramento Metro, Keller Williams Realty - Sacramento Metro, KW Keller Williams, Keller Williams, KW Natomas, Keller Williams Realty Yolo, Keller Williams Realty Natomas, KW California Premier Commercial, Keller Williams Realty California Premier & KW Commercial**. Broker’s primary business is representing residential and commercial home buyers and sellers throughout California.

Cap City Mortgage, Inc. (“Cap City”) is a mortgage loan originator (MLO) licensed by the California Department of Real Estate (DRE # 02110688). The business relationship between Broker and Cap City is the result of Cap City Officers, Directors and Shareholders holding similar equity positions in Broker. As a result of this business relationship, Broker and its agents may refer its real estate buyers and sellers to utilize the mortgage loan origination services of Cap City, which in turn could result in Officers and Directors of Broker deriving a financial or other benefit.

Set forth below is the estimated charge or range of charges for the settlement services from Cap City Mortgage, Inc.:

SERVICE PROVIDER	SERVICE PROVIDED	CHARGE OR RANGE OF CHARGES
Cap City Mortgage, Inc.	Loan Origination	0.00% - 2.25%
Cap City Mortgage, Inc.	Discount Points	0.00% - 3%
Cap City Mortgage, Inc.	Appraisal	\$450 - \$800
Cap City Mortgage, Inc.	Credit Report	\$34 - \$100
Cap City Mortgage, Inc.	Tax Service Fee	\$65 - \$100
Cap City Mortgage, Inc.	Flood Certificates	\$25 - \$100

You are **NOT** required to use the listed provider as a condition for the purchase, sale or refinance of the subject property. **PLEASE NOTE, THERE ARE 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 THOSE SERVICES.**

ACKNOWLEDGMENT:

I/We have read this disclosure form and understand that Broker and its agents (working under any of its dba’s as referenced above) may be referring me/us to purchase the above described services and may receive a financial or other benefit as the result of this referral.

Client Signature: _____ Date Signed: _____

Client Name: _____

Client Signature: _____ Date Signed: _____

Client Name: _____

CAP CITY NHD
AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT
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Cap City NHD LLC, d/b/a **Cap City NHD** is a licensed data compilation service that prepares Natural Hazard Disclosure Reports (a consolidation of Statutory Disclosures required of certain sellers of real property under the California Civil Code).

The business relationship between Broker and Cap City NHD is the result of Cap City NHD being wholly owned by Broker, its Officers and Directors. As a result of this business relationship, Broker and its agents may refer its real estate buyers and sellers to utilize the services of Cap City NHD, which in turn could result in Officers and Directors of Broker deriving a financial or other benefit.

Set forth below is the estimated charge or range of charges for the settlement services from Cap City NHD:

Standard Residential NHD Report with Tax Report	\$85
Premium Residential NHD Report with Tax and Environmental Report	\$90
Standard Commercial NHD Report with Tax Report	\$90
Premium Commercial NHD Report with Tax and ENvironmental Report	\$99
Tenant Flood Report	Free

You are **NOT** required to use the listed provider as a condition for the purchase, sale or refinance of the subject property. **PLEASE NOTE, THERE ARE 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 THOSE SERVICES.**

ACKNOWLEDGMENT:

I/We have read this disclosure form and understand that Broker and its agents (working under any of its dba’s as referenced above) may be referring me/us to purchase the above described services and may receive a financial or other benefit as the result of this referral.

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