

## AFFILIATED BUSINESS DISCLOSURE STATEMENT

<b>From Referring Party:</b> Mokha Real Estate, Inc.	<b>Subject Property:</b> _____
DRE# 02089481   NMLS# 2696069	

This is to give you notice that **Mokha Real Estate, Inc.** has a business relationship with the following affiliated companies:

- Mokha Real Estate, Inc. (Real Estate Brokerage)** – A licensed real estate brokerage providing services related to buying, selling, and leasing real estate. *DRE# 02089481*
  - Sift Mortgage (Mortgage Division of Mokha Real Estate, Inc.)** – A licensed mortgage brokerage offering home loan origination, refinancing, and other related lending services. *NMLS# 2696069*
  - Bobcat Property Management (a DBA of Mokha Real Estate, Inc.)** – A property management company offering leasing, tenant placement, rent collection, maintenance coordination, and related management services for residential and commercial properties. *DRE# 02189441*
- Because of these relationships, a referral to or use of any affiliated business may provide Mokha Real Estate, Inc., its licensees, and/or its affiliated companies a financial or other benefit.

### SETTLEMENT SERVICE PROVIDERS

YOU ARE **NOT REQUIRED** TO USE ANY OF THE LISTED AFFILIATED BUSINESSES AS A CONDITION OF YOUR TRANSACTION. YOU ARE FREE TO SHOP AROUND AND USE ANY SERVICE PROVIDER OF YOUR CHOICE.

### ESTIMATED CHARGES

Set forth below is the estimated charge by each affiliated business for the settlement services listed. You are **NOT REQUIRED** to use any affiliated business as a condition of the purchase, financing, or sale of the subject property or any other property or to obtain access to any settlement service. **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 THOSE SERVICES.**

PROVIDER	SERVICE	ESTIMATED CHARGE
<b>Mokha Real Estate, Inc.</b> (Real Estate Brokerage) <i>DRE# 02089481</i>	Real Estate Commission	2–10% of sale price
<b>Sift Mortgage</b> (Mortgage Division of Mokha Real Estate, Inc.) <i>NMLS# 2696069</i>	Loan Origination Fee	Variable (0–5% of loan amount)
	Admin / Underwriting Fees <sup>1</sup> (if applicable / allowed)	\$500 – \$1,500
	Loan Discount Fees <sup>2</sup>	\$0 – \$3,500
	Independent Appraiser <sup>3</sup>	\$400 – \$2,500
	Credit Report Fee <sup>3</sup>	\$15 – \$150 per borrower
	Lender Compensation <sup>4</sup>	2–2.5% of loan amount
	Miscellaneous <sup>5</sup>	Variable
	Tax Service Fee	\$30 – \$120
	Flood Certification Fee	\$10 – \$30
<b>Bobcat Property Management</b> (DBA of Mokha Real Estate, Inc.) <i>DRE# 02089481</i>	Monthly Management Fee	8–10% of monthly rent collected
	Tenant Placement / Leasing Fee	50–100% of one month's rent
	Lease Renewal Fee	\$150 – \$350
	Maintenance Coordination <sup>6</sup>	Variable (billed at cost)

<sup>1</sup> This amount is **not retained by Mokha Real Estate, Inc.** but is paid to an independent third party. Administrative and underwriting fees are charged only to the extent permitted by applicable law and lender guidelines. Actual charges may vary according to loan amount, requested terms, market conditions, and government regulations.

<sup>2</sup> This fee is **not retained by Mokha Real Estate, Inc.** but, if applicable, will be paid to a third party. Loan discount fees range from 0–5% of the loan amount and are affected by the note rate, market conditions, interest rate selected by the borrower, or other variables.

<sup>3</sup> This fee is **not retained by Mokha Real Estate, Inc.** and shall be payable to a third party.

<sup>4</sup> This fee represents the **total compensation paid to Sift Mortgage / Mokha Real Estate, Inc.** by the third-party lender and/or borrower for services rendered.

<sup>5</sup> There are other charges payable to third parties in connection with mortgage loans. If you apply for a loan, you will receive specific information regarding any other anticipated charges.

<sup>6</sup> Maintenance and repair costs are coordinated by Bobcat Property Management and billed to the owner. Bobcat Property Management may apply a coordination markup of up to 20% on vendor invoices depending on the nature of the work.

<sup>7</sup> All indicated estimates are subject to change. For a more specific free quote, please contact each affiliated business directly.

<sup>8</sup> Any of the above providers (affiliated businesses) are hereby authorized to refer me/us to any of the other providers or affiliated businesses described above.

### ACKNOWLEDGMENT

I/WE HAVE READ THIS DISCLOSURE FORM AND UNDERSTAND THAT I/WE ARE BEING REFERRED TO ONE OR MORE OF THE ABOVE DESCRIBED SERVICE PROVIDERS AND AS A RESULT OF SUCH REFERRAL ANY ONE OR MORE OF THESE ABOVE PROVIDERS AND/OR THEIR PARENTS, SUBSIDIARIES, OR AFFILIATES MAY RECEIVE A FINANCIAL OR OTHER BENEFIT. I/WE FURTHER UNDERSTAND THAT I/WE ARE **NOT REQUIRED** TO USE THESE AFFILIATED COMPANIES AND MAY CHOOSE ANY SERVICE PROVIDER OF OUR CHOICE.

<b>SELLER SIGNATURE</b> _____	<b>BUYER SIGNATURE</b> _____
<b>DATE:</b> _____	<b>DATE:</b> _____
<b>SELLER SIGNATURE</b> _____	<b>BUYER SIGNATURE</b> _____
<b>DATE:</b> _____	<b>DATE:</b> _____