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# Affiliated Business Arrangement Disclosure Statement Notice

To: David Russell Laticia Russell
From: Higher Tech Realty, LLC dba Mark Spain Real Estate
Property: 5 DEER LAKE TRAIL WENDELL, NC 27591
Date: 08/06/26

This is to give you notice that Mark Spain Real Estate (licensed as Higher Tech Realty, LLC dba Mark Spain Real Estate) including its subsidiaries and affiliates (hereafter referred to as "Broker") has a business relationship with the following: (i) Evergreen Settlement Services, LLC; (ii) Nine Street Mortgagee, LLC; (iii) Nine Street Insurance, LLC; and (iv) Keyvera, LLC. Specifically, Broker is the owner of 100% of Evergreen Settlement Services, LLC, Nine Street Mortgage, LLC, and Nine Street Insurance, LLC. Broker also owns 50% of Keyvera, LLC. While Keyvera, LLC is not a settlement service provider, it may make referrals to Broker and Evergreen Settlement Services, LLC in connection with the sale of residential properties. Because of these relationships, this referral may provide Broker, its affiliates and their owners, officers, and employees a financial or other benefit.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are NOT required to use the listed providers as a condition for the purchase, sale or refinance of the subject property or settlement of your loan. **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.**

| Service Provider | Service Provided | Charge or Range of Charges | |
|---|---|---|---|
| Evergreen Settlement Services, L.L.C. Florida | Owner's Title Insurance | **Policy Amount** | **Rate per $1,000** |
| | | Up to $100,000 | $5.75 |
| | | $100,001-$1,000,000,add | $5.00 |
| | | $1,000,001-$5,000,000,add | $2.50 |
| | | $5,000,001-$10,000,000,add | $2.25 |
| | Seller's Examination | $125.00 | |
| | Lender's Policy | $350.00 | |
| | Lender's Endorsement | $75.00 | |
| | Seller's Closing Fee | $595.00 | |
| | Buyer's Closing Fee | $650.00 | |
| Evergreen Settlement Services, L.L.C. Tennessee | Owner's Title Insurance | **Policy Amount** | **Rate per $1,000** |
| | | Up to $50,000 | $5.06 |
| | All counties except Davidson, Rutherford, Hamilton, Knox, Williamson, Shelby, Sumner and | $50,001-$100,000,add | $4.22 |
| | | $100,001-$1,000,000,add | $2.97 |
| | | $1,000,001-$5,000,000,add | $2.36 |
| | Montgomery | $5,000,001-10,000,000 | $1.80 |
| | For Montgomery, Rutherford, Sumner and Williamson Counties | First $1,000 of liability | $225.00 |
| | | Over $1,000 and up to $100,000 | $7.31 |
| | | Over $100,000 and up to $500,000 | $5.39 |
| | | Over $500,000 and up to $1,000,000 | $3.54 |
| | | Over $1,000,000 and up to $5,000,000 | $2.36 |
| | Simultaneous Loan Policy | $225.00 | |
| | Seller's Closing Fee | $545.00 | |
| | Buyer's Closing Fee | $545.00 | |
| | Closing Protection Ltr. | $50.00 | |
| | Search Fee | $80.00-$350.00 | |

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| Evergreen Settlement Services, L.L.C. D/B/A Evergreen Premier Title Agency North Carolina | Owner's Title Insurance | **Policy Amount** **Rate per $1,000**<br>Up to $100,000<br>$2.78$100,001-$500,000,add<br>$2.17$500,001-$2,000,000,add<br>$1.41$2,000,001-$7,000,000,add<br>$1.08$7,000,001 and above, add $0.75 |
| | Simultaneous Loan Policy | $26.00 |
| | Commitment Fee | $15.00 |
| Evergreen Settlement Services, L.L.C. D/B/A Evergreen Premier<br>Title Agency South Carolina | Owner's Title Insurance | **Policy Amount** **Rate per $1,000**<br>Up to $50,000 $4.32<br>$50,001-$100,000, add $3.60<br>$100,001-$500,000,add $2.52<br>$500,001-$5,000,000,add $2.16<br>Over $5,000,000,add $1.44 |
| | Simultaneous Loan Policy | $100.00 |
| | Commitment Fee | $100.00 |
| Evergreen Settlement Services, L.L.C. D/B/A Evergreen Premier<br>Title Agency Georgia | Owner's Title Insurance | **Policy Amount** **Rate per $1,000**<br>Up to $100,000 $6.60<br>$100,001-$500,000,add $5.55<br>$500,001-$1,000,000,add $4.50<br>Over $1,000,000,add Call for quote |
| | Simultaneous Loan Policy | $200.00 |
| | Closing Protection Letter | $50.00 |
| | Title Examination | $225.00 |
| | Title Update | $100.00 |
| Evergreen Settlement Services, L.L.C Texas | Owner's Title Insurance | **Policy Amount** **Rate per $1,000**<br>$25,000 to $100,000 $328 to $832<br>**Subtract Multiply ADD**<br>$100,001 to $1,000,000 $100,000 .00527 $832<br>$1,000,001 to $5,000,000 $1,000,000 .00433 $5,575 |
| | Simultaneous Loan Policy | $100 |
| | Seller's Closing Fee | $475-$650 |
| | Buyer's Closing Fee | $475-$650 |
| | Closing Protection Ltr. | $25 |
| Nine Street Mortgage, LLC | Origination, processing, and funding of residential mortgage loans | $2,218.00 - $2,268.00 |
| Nine Street Insurance, LLC | Homeowners Insurance Premium | The premium for insurance is based upon the amount of insurance, coverage requested, and other risk factors identified within the states filed, promulgated and/or published rates. |
| Keyvera, LLC | Program Fee | 5-8% of sales price |

**ACKNOWLEDGEMENT**

I/we have read this disclosure form and understand that the Broker is referring me/us to purchase the above-described settlement services and that any such referral may provide the Broker, its affiliates, and their owners, officers, and employees with a financial or other benefit.

Buyer/Seller: David Russell Date: 08/06/26

Buyer/Seller: Laticia Russell Date: 08/11/26