

Affiliated Business Arrangement Disclosure Statement Notice

To: *Shelby Lewis*
 From: Higher Tech Realty, LLC dba Mark Spain Real Estate
 Property: *154 Grand Meadow Way 27513*
 Date: *8/1/26*

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 Mortgage, 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	
Evergreen Settlement Services, L.L.C. Tennessee	Seller's Closing Fee	\$595.00	
	Buyer's Closing Fee	\$650.00	
	Owner's Title Insurance	Policy Amount	Rate per \$1,000
		Up to \$50,000	\$5.06
		\$50,001-\$100,000,add	\$4.22
		\$100,001-\$1,000,000,add	\$2.97
	All counties except Davidson, Rutherford, Hamilton, Knox, Williamson, Shelby, Sumner and Montgomery	\$1,000,001-\$5,000,000,add	\$2.36
		\$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	

Evergreen Settlement Services, L.L.C. D/B/A Evergreen Premier Title Agency North Carolina	Owner's Title Insurance	Policy Amount Up to \$100,000 \$2.78\$100,001-\$500,000,add \$2.17\$500,001-\$2,000,000,add \$1.41\$2,000,001-\$7,000,000,add \$1.08\$7,000,001 and above, add \$0.75	Rate per \$1,000
	Simultaneous Loan Policy Commitment Fee	\$26.00 \$15.00	
Evergreen Settlement Services, L.L.C. D/B/A Evergreen Premier Title Agency South Carolina	Owner's Title Insurance	Policy Amount Up to \$50,000 \$50,001-\$100,000, add \$100,001-\$500,000,add \$500,001-\$5,000,000,add Over \$5,000,000,add	Rate per \$1,000 \$4.32 \$3.60 \$2.52 \$2.16 \$1.44
	Simultaneous Loan Policy Commitment Fee	\$100.00 \$100.00	
Evergreen Settlement Services, L.L.C. D/B/A Evergreen Premier Title Agency Georgia	Owner's Title Insurance	Policy Amount Up to \$100,000 \$100,001-\$500,000,add \$500,001-\$1,000,000,add Over \$1,000,000,add	Rate per \$1,000 \$6.60 \$5.55 \$4.50 Call for quote
	Simultaneous Loan Policy Closing Protection Letter Title Examination Title Update	\$200.00 \$50.00 \$225.00 \$100.00	
Evergreen Settlement Services, L.L.C Texas	Owner's Title Insurance	Policy Amount \$25,000 to \$100,000 \$100,001 to \$1,000,000 \$1,000,001 to \$5,000,000	Rate per \$1,000 \$328 to \$832 Subtract Multiply ADD \$100,000 .00527 \$832 \$1,000,000 .00433 \$5,575
	Simultaneous Loan Policy Seller's Closing Fee Buyer's Closing Fee Closing Protection Ltr.	\$100 \$475-\$650 \$475-\$650 \$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: Shella King

Date: 8/7/26

Buyer/Seller: _____

Date: _____