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DICKSON
REALTY

# AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

Date: 6/24/2026 Property Address: 281 Sierra Country Cir Gardnerville NV 89460-6421

To: _____ (Buyer) From: Jason Lococo (Agent)

***Per NRS 645.252.1 Dickson Realty is required to disclose all sources of compensation to all parties to this transaction. Please present this disclosure to your client, ask them to sign, and then return it to the Dickson Realty agent in the transaction.***

Set forth below is the estimated charge or range of charges for the settlement services listed. We are providing details of the full range of services that these companies provide. You are NOT required to use the listed companies as a condition for the purchase, sale or our management of your property. THERE ARE OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES AND YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICE AND THE BEST RATE FOR THESE SERVICES. [1]

| Provider: | Settlement Services Offered: | Estimated Charge (1) (2) (3) |
|---|---|---|
| **Infinity Equity Group, LLC dba Omega Mortgage Group** | Mortgage loans for residential real property, included but not limited to existing homes and new construction for the purpose of purchase, refinance, or home equity lending. | Lender Fees: Up to $1,695; Loan Discount Points: Up to 3%, or within regulatory allowance-subject to interest rate lock chosen by consumer |
| **American Home Shield** | From your refrigerator to your HVAC system, we cover components of the home systems and appliances that you depend on every day. So, when a covered item breaks down due to normal wear and tear, we help with the cost to repair it. And if we can't repair it, we'll replace it.. | $325 to $815, plus optional coverage fees. |
| **JLM Title, LLC dba First Centennial Title** | Escrow services to handle the details in transferring the property in accordance with the real estate contract. Title Insurance to insure against loss due to certain title defects. Based upon a search of public records, this service brings to your attention any known problems with the title before closing. | Title Insurance $777.00<br>Escrow and closing services $440.00<br>Documentation preparation $50.00 |
| **Fyntex, Inc.** | Qualified Intermediary Services for tax deferred 1031 Exchanges | Deferred Exchange fee: $895<br>Reverse Exchange fee: $5000-$7500 depending on size and complexity of transaction. Improvement Exchange fee: TBD based on size and complexity of transaction |

1 Actual charges may vary according to the particular circumstances underlying the transaction, including the home value, coverage and limits, other requested terms and services, unusual market conditions, government regulations, property location and features, and other similar factors. Rates may not be the lowest available and are subject to change. For a free, no obligation quote, please contact the company directly.
2 Title estimates are based on sales price of $100,000. Your actual cost will vary depending upon your sales price. Please note you may qualify for specific discounts provided proof of qualification of the particular discount is supplied. Please review the Loan Estimate of settlement charges for the specific charges that may apply to you. Escrow prices are based upon an equal split of the settlement charges between buyer and seller.
3 Dickson Realty, Inc. has a business relationship with American Home Shield that may provide a financial benefit, although Dickson Realty, Inc. does not have a direct ownership interest in American Home Shield. Dickson Realty, Inc. has a business relationship with Fyntex, Inc. that may provide a financial benefit, although Dickson Realty, Inc. does not have a direct ownership interest in Fyntex, Inc. The owners of Dickson Realty, Inc. have an ownership interest in JLM Title, LLC dba First Centennial Title and, because of this relationship, the use of these services may provide financial benefit to the owners of Dickson Realty, Inc. Dickson Realty has an ownership interest in Infinity Equity Group, LLC dba Omega Mortgage Group and because of this relationship, the use of these mortgage lending services may provide a financial benefit to Dickson Realty, Inc.

"By signing this form, you are providing your consent to receiving, from Utility Conexus Inc and Utility Connect, LLC, marketing communications about utility connection concierge services related to your real estate transaction, which marketing communications will be delivered via email, telephone call and/or text messaging at the contact information you provided to your real estate professional (including the potential use of automated means such as pre-recorded or artificial voice, and an automatic telephone dialing system). Your consent is not required as a condition to purchase any property, goods or services. Message and data rates may apply. Message frequency varies. You may opt-out of receiving such marketing communications at any time directly with Utility Conexus Inc and Utility Connect, LLC or by clicking unsubscribe or sending the word "Stop" via text message on applicable email or text communications. This consent applies even if you are on a corporate, state or national Do Not Call list."

The Buyer and Seller hereby acknowledge the disclosure of the above-described interests and make the decision to utilize the Service Providers independent of any representations of the Broker(s) involved with this transaction and sign this disclosure with the understanding that if I have any questions or concerns, I should consult with a professional of my choice. **The Buyer and Seller have read this disclosure form and understand that Dickson Realty, Inc. is referring me/us to purchase the above described settlement services and may receive a financial or other benefit as the result of this referral.**

Bull Run Llc
Printed Name

Signed by:
Bull Run llc (Brett Nelson)
F8BB629A5FF1453...
Seller's Signature Date: 6/30/2026 | 1:48 PM PDT

Printed Name

Buyer's Signature Date:

Printed Name

Seller's Signature Date:

Printed Name

Buyer's Signature Date:

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