GF. No. 26-105939-PC

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

NOTICE TO PARTIES

(Pursuant to 24CFR3500, Appendix "D")

To: Buyer/Borrower: Austin T. Dieterle and Kelsey N. Dieterle

Seller: Patten Custom Homes LLC

From: Capital Title of Texas, LLC

Property: 6023 Velasco Avenue, Dallas, TX 75206

Date: May 16, 2026

This is to give you notice that Capital Title of Texas, LLC ("CTOT") has a business relationship with the entities listed below (referred to collectively as "ENTITIES"), 2400 N. Dallas Parkway, Suite 560, Plano, Texas 75093, (972) 682-2700. CTOT routinely obtains Surveys, Tax Certificates, Insurance, and e-Recording Services from the above entities; the charge for these settlement services is paid by the parties to the transaction; that charge is collected by CTOT at closing and paid by CTOT to the entities. The owner of the above entities is William C. Shaddock, who, in addition to being indirectly involved with CTOT as an owner, is also its President, CEO and a Director. Because of this relationship, the referral of business to the above entities by CTOT may provide CTOT with a financial or other benefit.

Notice is also given that CTOT has a business relationship with First National Title Insurance Company ("FNTI"), which is a title insurance underwriting company. The owner of CTOT is also the owner of FNTI. Because of this relationship, the referral of business to FNTI by CTOT may provide CTOT with financial or other benefit. The premium charges made by FNTI are in accordance with the premium rates promulgated by the Texas Department of Insurance.

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

> **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.**

United Tax Service, Inc.	Range of Estimated charges: $67.00 – $87.00
United E-Recording, LLC	Range of Estimated charges: $4.00 - $10.00 per recorded document
Premier Surveying, LLC	Range of Estimated charges: Depends on property size and type

Affiliated entities (full list):

- United Tax Service, Inc.
- United E-Recording, LLC
- Premier Surveying, LLC
- Cambridge Insurance Agency, LLC
- Willow Bend Mortgage Company, LLC
- Capital National Financial, Inc.
- Shaddock & Associates, PC
- Mint Title, LLC* (*as to assets only)
- Southwest Title Company
- Homeward Title, LLC
- Crossroads Abstract & Title Company, Inc.* (*as to assets only)
- Landmark Assurance Agency of Arizona, LLC
- Landmark Assurance Agency of Nevada, LLC
- Valleywide Title Agency, LLC

- US Title Insurance Agency, LLC
- Shaddock Settlement Services, LLC
- Continental Title
- Blackacre Title Company* (*as to assets only)
- Texas Living Title, LLC
- NextGen Title, LLC
- Texas One Title, LLC
- Homestead Title and Escrow, Inc.
- Reno Title Agency, LLC
- First National Exchange Company, LLC
- GPS Title, Inc., dba Porter Title Company
- Capital National Holdings, LLC
- Eagle Title of Palo Pinto County, Inc.* (*as to assets only)
- Primrose Title, LLC
- TS Title, LLC
- Don W. Ledbetter, PLLC
- Santa Fe Title Company, Inc.
- Meadows Title Agency, LLC
- Sunbelt Title, LLC* (*as to assets only)

Austin T. Dieterle (Buyer)

Kelsey N. Dieterle (Buyer)

Patten Custom Homes LLC (Seller)