



Marlau Investments Inc.

## Important Disclosures

### **Please be advised of the following:**

1. Mark D MacFarlane, a principal of Marlau Investments Inc., is a Texas licensed real estate agent. The sponsoring broker of Mark D MacFarlane is:

Mr. Iraj Zilaie  
Global Realty  
704 E 15th Street  
Plano, Texas 75074  
(972) 633-2422  
Broker License #0490866

2. Marlau Investments Inc. is strictly acting as principals/direct buyer and seller. We do not offer or accept any agent representation.

3. We do not represent the public as real estate agents or provide brokerage services. We are not your real estate agent and do not represent you in any manner or capacity. You are advised not to disclose confidential information that is not specifically necessary to complete the purchase or sale of a property.

4. You are advised to consult with an attorney or real estate broker that will represent your interests prior to signing an agreement to sell property or purchase a property from Marlau Investments Inc.

5. We do not seek to list your property or to help you sell your property. We only buy and sell properties as a direct buyer/principal.

6. We will not provide you advice, a market study or any other real estate services. If you desire these services we recommend you engage a real estate professional of your choosing.

7. We are not attorneys and we will not provide legal advice. If you desire legal services we recommend you engage an attorney of your choosing.

8. Our offer to purchase your home may be substantially less than what you could sell your property for if you used typical sales and marketing methods.

10. We are in the business of buying properties at wholesale prices and intend to resell the property as quickly as possible for a profit.

11. Although the Purchase and sale Agreement may list Marlau Investments Inc as the purchaser, all of our contracts allow us to assign the purchase and sale agreement to a third party without the seller's consent. The rights to purchase the home may be sold to another company or person. This does not change the purchase price or terms but will change who is the actual purchaser.

12. In most cases, we intend to sell our equitable interest in the property (our contractual right to buy your home) to another investor/purchaser for a profit.