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AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

To:
From: Counterparty, on behalf of itself and its Counterparty Affiliates (each as defined below) and Mainstay Brokerage LLC and Mainstay Brokerage Inc.
Property: 1374 Tuscola St, Clearwater, FL 33756
Date:

This is to give you notice that (A) the purchaser or seller of the property that is the subject of the purchase and sale agreement (the "PSA") to which this disclosure statement is attached (whichever of purchaser or seller is the counterparty to the recipient of this disclosure statement under the PSA, the "Counterparty"), or an entity that controls or is under common control with Counterparty (the "Counterparty Affiliates"), may have a business relationship with (i) Mainstay Brokerage LLC, a Delaware limited liability company, and Mainstay Brokerage Inc., a Delaware corporation (collectively, the "MS Brokerages"), and (ii) Mainstay National Title, LLC, a Delaware limited liability company, and Mainstay National Title Alabama LLC, an Alabama limited liability company (together, the "MNT Entities"), and (B) the MS Brokerages have a business relationship with the MNT Entities.

Specifically, Counterparty or a Counterparty Affiliate may hold a non-controlling interest in Mainstay Labs Inc., a Delaware corporation ("MS Labs"). MS Labs is the sole owner of the MS Brokerages and majority owner of the MNT Entities. Thus, (a) Counterparty and/or a Counterparty Affiliate may hold an indirect interest in the MS Brokerages and the MNT Entities, and (b) the MS Brokerages and MNT entities are owned (in part) by the same parent entity.

Because of these relationships, this referral to one or more of the MS Brokerages and MNT Entities may provide Counterparty, a Counterparty Affiliate, the MS Brokerages and/or its parent entity, MS Labs, 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. The services of one or more of the listed providers may not be available in the location 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.

Provider and Settlement Service	***Charge or Range of Charges***
MNT Entities: Title insurance for owner's and/or lender's coverage; settlement and closing services	For a detailed quote for your home, please visit https://mainstaynationaltitlellc.com
Owner Title Policy Premium	$0 - $5,000
Lender Title Policy Premium	$0 - $5,000
Other Endorsements	$0 - $1,000 per endorsement
Escrow/Closing Services	$0 - $4,000
Loan Closing Services	$0 - $350

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MS Brokerages: Brokerage services for acquisition and disposition	For a detailed quote for your home, please visit https://mainstay.io
Real Estate Commission	0% - 6% *BROKERAGE FEES ARE NOT SET BY LAW AND ARE FULLY NEGOTIABLE*
This is an affiliated business arrangement disclosure statement. Actual services and charges may vary according to the particular circumstances underlying the transaction, including the home value, coverage and limits chosen, whether you are the purchaser or seller, as well as other requested terms, unusual market conditions, government regulation, property location, and similar factors. This disclosure statement does not account for fees paid or payable to third-party service providers.	

ACKNOWLEDGMENT

I/we have read this disclosure form and understand that Counterparty and/or the MS Brokerages are referring me/us to purchase the above-described settlement service(s) and they or the Counterparty Affiliates or MS Labs may receive a financial or other benefit as the result of this referral.

Sfr Xii Nm Tampa Owner 1

Seller Printed Name

Seller Printed Name

Tom Lewis

Seller Signature

Brendan Costello, by Tom Lewis as Attorney-in-Fact.

Seller Signature

11/19/2026

Date

Date

I/we have read this disclosure form and understand that Counterparty and/or the MS Brokerages are referring me/us to purchase the above-described settlement service(s) and they or the Counterparty Affiliates or MS Labs may receive a financial or other benefit as the result of this referral.

Buyer Printed Name

Buyer Printed Name

Buyer Signature

Buyer Signature

Date

Date