



AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

To: _____ Property: _____
 From: _____ Date: _____
Loan Officer's Name

This is to give you notice that Scenic Oaks Funding, LLC, doing business as Scenic Oaks Funding, has a business relationship with PMZ Real Estate, Lyon Real Estate and Cypress Title Corporation. Scenic Oaks Funding is owned by trusts for the benefit of various members of the Zagaris family (collectively, the “Zagaris Owners”), the Matos family and the Melo family (collectively, the “M & M Owners”), and Duke Leffler (the “Leffler Owner”) and by William L. Lyon & Associates (the “Lyon Owners”). The Zagaris Owners own 53% of the ownership interests in Paul M. Zagaris, Inc., dba PMZ Real Estate. The Lyon Owners own a 100% interest in an entity that owns 100% of the ownership interests in William L. Lyon & Associates, Inc., dba Lyon Real Estate. The Zagaris Owners, and the Leffler Owner own an 80.02% ownership interest in an entity that collectively owns a 23.077% interest in Cypress Title Corporation. The M & M Owners own a 100% interest in an entity that owns a 23.077% interest in Cypress Title Corporation. The Lyon Owners own a 100% interest in an entity that owns 23.077% interest in Cypress Title. Because of these relationships, this referral may provide Scenic Oaks Funding, the Zagaris Owners, the M & M Owners, the Leffler Owner, and/or the Lyon Owners with 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 settlement of your loan on or 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.

SETTLEMENT SERVICE PROVIDER	SERVICE PROVIDED	ESTIMATED CHARGE OR RANGE OF CHARGES
PMZ REAL ESTATE	Residential and commercial real estate brokerage services	Broker's Commission 1% to 10% of sales price
LYON REAL ESTATE	Residential and commercial real estate brokerage services	Broker's Commission 6% to 10% of sales price

CONTINUED ON NEXT PAGE

