

Michael Richardson

The Real Estate industry has been a part of Mr. Richardson's professional background since the mid 1980's and employs an "old school" approach to service together with new technology in order to capture and maintain the highest level of service and trust for his clients in business and personally.

He brings twenty-five plus years of Commercial Real Estate acumen to the table and has practiced in multiple arenas that include Acquisitions and Dispositions working with Entrepreneurial Owners and Third party Asset management teams, and has experience in Leasing, Property management, Operations and Construction management, Land, Multi-family and Residential. He has worked with clients such as Trammell Crow Company, Grubb & Ellis (Newmark, Knight, Frank), Sears Holdings (Hoffman Estates), and Yamamoto of the Orient, Inc.

Michael is a native to the great State of Texas, born and raised in the Dallas metroplex area, and currently resides in Arlington, Texas. He is blessed to be husband to his beautiful wife Susan, and father to four children, two girls and two boys. He served eight years in the United States Air Force Reserves as a Crash Rescue Firefighter. Michael obtained his undergraduate degree from the University of Texas at Dallas located in Richardson, Texas and is a licensed State of Texas Real Estate Broker.

Michael's life experience has brought him to recognize that humility coupled with hard work and a commitment to consistency leads to realizing and living the proverbial statement that "Excellence is its own reward".

He holds to the belief that dedication to God, Family and a Patriotic mindset benefits all of us collectively as a nation and that these are critical components being the foundation of good citizenry supporting our neighbors which enables the advancement of our posterity and our nation's future.

"I was greatly impacted by the wisdom imparted while attending a motivational conference held by Zig Ziglar in Dallas, Texas - one of my favorite quotes from Zig was"

"You don't have to be great to start, but you have to start to be great" — Zig Ziglar

Michael Richardson
Broker Associate / Sales Agent

ZIGLAR COMMERCIAL

Office: (817) 242-3322

Mobile: (469) 231-2529

MichaelRichardson@ZIGLARRealty.com

ZIGLARCOMMERCIAL.com

Michael Richardson Portfolio



sears



PROPERTY ADVISERS REALTY
Commercial Real Estate Services

Talon Private Capital



Newmark Grubb Knight Frank



Kaufman

H. W. Kaufman Group



ALBA DAHLIA FLO-

Lites OUT

T-Mobile

Dr. Brandy Robinson
Family Care

♥ aetna™

YAMAMOTO OF ORIENT, INC.

Trammell Crow Company

CROW HOLDINGS CAPITAL



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Ziglar Realty	9009552	Info@ZiglarRealty.com	(469)751-4300
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Heather Prichard	0486680	Broker@ZiglarRealty.com	(432)614-6967
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Michael James Richardson	0434518	MichaelRichardson@ZiglarRealty.com	(469)231-2529
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

Ziglar Realty, PO BOX 12785 Odessa TX 79768
Heather Prichard

Information available at www.trec.texas.gov

IABS 1-0 Date

Phone: 4329786973

Fax:

Michael

**THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES
REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS,
HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS,
AND TIMESHARE INTEREST PROVIDERS**

**YOU CAN FIND MORE INFORMATION AND
CHECK THE STATUS OF A LICENSE HOLDER AT
WWW.TREC.TEXAS.GOV**

**YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO
TREC**

A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE

**TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO
SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT,
REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT,
IF CERTAIN REQUIREMENTS ARE MET**

**IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF
A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE
RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT**

**TEXAS REAL ESTATE COMMISSION
P.O. BOX 12188
AUSTIN, TEXAS 78711-2188
(512) 936-3000**