THE MARTINI FOUNDATION

2026 Charitable Property-Listing Initiative

OFFICIAL PROGRAM RULES

NO PURCHASE OR PAYMENT IS NECESSARY TO APPLY. SUBMITTING AN APPLICATION DOES NOT REQUIRE AN APPLICANT TO ENTER INTO A LISTING AGREEMENT. REAL ESTATE BROKERAGE SERVICES WILL BE PROVIDED ONLY UNDER A SEPARATE WRITTEN LISTING AGREEMENT.

1. Program Overview

The Martini Foundation 2026 Charitable Property-Listing Initiative ("Program") gives an eligible Greater Houston-area property owner - or the owner's legally authorized representative - an opportunity to have the listing-side real estate commission received from the completed sale of the selected property donated to an eligible charitable organization chosen by the property owner.

The Foundation anticipates selecting one applicant, subject to these Official Program Rules. Selection does not guarantee that a property will be accepted for listing, sold, or qualify for a charitable donation.

The donation is contingent upon:

- Verification of the applicant's eligibility;
- Verification of property ownership or the applicant's legal authority to represent the property owner;
- The property being accepted for listing by the participating broker;
- All required property owners and the participating broker entering into a mutually acceptable written listing agreement;
- The property being listed for sale no later than December 31, 2026;
- The sale closing within the time permitted by these rules;
- The participating broker receiving the listing-side commission at closing; and
- Verification that the property owner's selected charity is eligible to receive the donation.

2. Program Sponsor and Participating Broker

Program sponsor

The Martini Foundation
Houston, Texas
info@themartinifoundation.org
www.themartinifoundation.org

Licensed real estate broker providing brokerage services

> **Martiin & Co Real Estate Advisors**
> 200 W. Loop S., Suite 1100
> Houston, Texas 77027

The Martini Foundation is referred to in these rules as the "Foundation." The Foundation and the participating broker are collectively referred to as the "Program Administrators."

The Foundation is not acting as a real estate broker. All brokerage services will be performed by Martiin & Co Real Estate Advisors and appropriately licensed real estate professionals under a separate written listing agreement.

3. Application Period

Applications will be accepted beginning at **12:00 a.m. Central Time on August 15, 2026**, and ending at **11:59 p.m. Central Time on October 15, 2026** ("Application Period").

The Foundation's designated computer system will serve as the official timekeeping device. Applications received before or after the Application Period will not be considered.

4. Eligible Geographic Area

Only eligible properties located within one of the following Texas counties may participate:

- Fort Bend County;
- Galveston County;
- Harris County; or
- Montgomery County.

This area includes Houston, Galveston, Sugar Land, most of The Woodlands, and the portions of Katy located in Harris or Fort Bend County.

A property's county, as identified in the applicable county appraisal district's property records, will determine geographic eligibility.

Properties outside these four counties - including properties in the Waller County portion of Katy - are not eligible, even if commonly described as part of the Greater Houston area.

5. Applicant and Ownership Eligibility

At the time of application, an applicant must:

- Be at least 18 years old;
- Be legally authorized to enter into a binding agreement;
- Be a legal resident of the United States;
- Be a record owner of the submitted property or the legally authorized representative of the property owner, with documented authority to list and sell the property on the owner's behalf;
- Obtain the written consent of every other record owner before entering into a listing agreement;
- Intend in good faith to list the property for sale no later than December 31, 2026;
- Submit a property located within the eligible geographic area; and

- Provide complete, accurate, and verifiable application information.

A legally authorized representative may include a court-appointed executor, administrator, guardian, or conservator; a trustee authorized to act for a trust; a person acting under a valid power of attorney; an authorized representative of a legal entity that owns the property; or another person possessing documented legal authority to list and sell the property.

A real estate agent, property manager, relative, occupant, tenant, prospective heir, or other person without documented legal authority to act for the property owner may not submit the property.

The Program Administrators may require proof of ownership or legal authority, including:

- A recorded deed or other ownership record;
- Government-issued identification;
- Letters testamentary or letters of administration;
- A trust certification;
- A valid power of attorney;
- A court order;
- A business entity resolution or authorization; or
- Comparable documentation establishing the applicant's authority.

Submitting an application does not grant an applicant authority to sell the property. Before a listing agreement is signed, the applicant must demonstrate legal authority satisfactory to the participating broker. Every person whose signature is legally required to list and sell the property must sign the listing agreement and related transaction documents.

If the required ownership, authority, or consent cannot be verified, the application may be rejected or the applicant's selection may be withdrawn.

Employees, officers, directors, selection committee members, and agents of the Foundation or participating broker - and members of their immediate households - are not eligible to participate.

6. Eligible Properties

Eligible properties include:

- Single-family homes;
- Condominiums and townhouses;
- Residential properties containing no more than four dwelling units;
- Manufactured or mobile homes that are legally classified and conveyed as real property;
- Vacant or unimproved land;
- Farms; and
- Ranches.

The property must:

- Be located in Harris, Galveston, Fort Bend, or Montgomery County;
- Be owned by the applicant or by a person or entity the applicant is legally authorized to represent;
- Be legally transferable;

- Be reasonably capable of being listed and sold;
- Be available for evaluation by the participating broker; and
- Satisfy the participating broker's ordinary legal, title, safety, condition, pricing, and marketing requirements.

A farm or ranch may remain eligible even if part of the property is used for agricultural, livestock, recreational, or conservation purposes.

The following properties are not eligible:

- Commercial or industrial buildings;
- Office, retail, hospitality, or warehouse properties;
- Residential properties containing more than four dwelling units;
- Timeshares or fractional ownership interests;
- Manufactured or mobile homes conveyed only as personal property;
- Properties subject to an existing exclusive listing agreement, unless that agreement lawfully expires or is terminated before a new listing agreement is signed;
- Properties involved in an unresolved ownership dispute;
- Properties for which the applicant cannot establish legal authority to sell; or
- Properties the participating broker cannot legally or reasonably accept for listing.

The participating broker will make the final determination regarding a property's eligibility and suitability for listing. Selection through the Program does not obligate the broker to accept a property that fails to satisfy these requirements.

7. How to Apply

During the Application Period, an applicant must complete the application available at www.themartinifoundation.org.

The application will require, at minimum:

- The applicant's full legal name;
- The applicant's email address and telephone number;
- The property's complete street address or legal description;
- The county in which the property is located;
- Confirmation that the applicant owns the property or is its owner's legally authorized representative;
- The approximate desired listing date;
- Basic information about the property;
- The name of the applicant's preferred charitable organization, if known; and
- Any certifications, authorizations, and consents required by the application.

An applicant may submit only one application for each property. Multiple owners or representatives of the same property may not submit separate applications to obtain additional consideration.

Applications generated through automated means, containing materially inaccurate information, or submitted in violation of these rules may be disqualified.

8. No Obligation to Hire a Broker by Applying

Submitting an application does not create an agency relationship, listing relationship, fiduciary relationship, or other brokerage relationship.

An applicant is not required to sign a listing agreement merely because the applicant applied or was selected. No brokerage relationship will arise unless and until every required property owner and the participating broker sign a separate written listing agreement.

Applicants and property owners may consult an attorney, tax adviser, accountant, or independent real estate professional before accepting selection or signing an agreement.

9. Evaluation and Selection

This Program is an application-based charitable initiative. It is not a random drawing, raffle, lottery, or sweepstakes.

Eligible applications will be evaluated by a committee designated by the Foundation. The committee may consider:

- The applicant's eligibility;
- The applicant's ownership of or documented legal authority over the property;
- The applicant's readiness and demonstrated ability to list the property during 2026;
- The property's suitability for customary real estate marketing;
- The practical feasibility of completing the proposed listing and sale;
- The potential charitable impact of the donation;
- The proposed charity's alignment with the Foundation's mission;
- The completeness and credibility of the application; and
- The overall strength of the application.

The selection committee may request additional information, proof of identity or ownership, evidence of legal authority, an interview, a property evaluation, or other documentation reasonably necessary to verify eligibility.

The committee may consult the participating broker regarding the property's listing eligibility, marketability, and feasibility.

The Foundation anticipates selecting one applicant. The committee's decisions will be based on its good-faith assessment of the applications and will be final to the fullest extent permitted by law.

The Foundation may select an alternate if the initially selected applicant is ineligible, cannot be contacted, declines to proceed, fails to provide required documentation, cannot establish ownership or legal authority, does not obtain required owner consent, cannot reach a mutually acceptable listing agreement, or otherwise fails to satisfy these rules.

10. Selected Applicant Notification

The Foundation expects to notify the selected applicant on or before **October 30, 2026**, using the email address or telephone number supplied in the application.

The selected applicant must respond within five calendar days after the Foundation's first notification attempt and provide all requested verification materials. Failure to respond by the deadline may result in withdrawal of the selection and consideration of an alternate applicant.

No applicant is officially selected until eligibility has been verified and the applicant receives written confirmation from the Foundation.

11. Listing Agreement and Property Sale

After the selected applicant's eligibility has been verified, the property owner and participating broker must separately determine whether they can enter into a mutually acceptable written listing agreement.

The listing agreement will address the listing term, proposed listing price, broker compensation, brokerage duties, marketing, agency relationships, property access, required disclosures, termination rights, and other legally required or mutually agreed terms.

Nothing in these rules:

- Requires the participating broker to accept a listing;
- Requires the property owner to accept the broker's proposed listing terms;
- Establishes or guarantees a particular listing price or sale price;
- Guarantees that the property will receive an offer or that a sale will close;
- Limits the property owner's right to consider or reject an offer; or
- Replaces any notice, disclosure, representation agreement, or contract required by Texas law.

The property must be placed on the market under the signed listing agreement no later than **December 31, 2026**.

Unless the Foundation approves an extension in writing, the property sale must close no later than **June 30, 2027** for the transaction to qualify for the charitable donation.

12. Charitable Donation

If all Program conditions are satisfied, the participating broker will donate an amount equal to the listing-side real estate commission the broker actually receives and retains from the completed sale of the selected property.

The donation will be calculated after any required cooperative broker compensation, referral fees, commission adjustments or refunds, chargebacks, transaction-specific deductions, or other deductions stated in the listing agreement.

The donation amount is not guaranteed. It will depend on the final sale price, the compensation terms in the signed listing agreement, the terms of the completed transaction, and the amount of listing-side commission actually received and retained by the participating broker.

No donation will be due merely because:

- An applicant submits an application or is selected;
- The parties sign a listing agreement;
- The property is placed on the market;
- The property receives an offer or enters into a sales contract; or
- A sales contract terminates without closing.

The participating broker is expected to make the donation within 30 calendar days after the transaction closes, the listing-side commission has been received and cleared, all transaction-specific adjustments have been determined, and the charity has been verified as eligible.

The property owner will not receive or control the commission or donation funds. Payment will be made directly to the eligible charity. The participating broker will be the donor of record unless applicable documents expressly provide otherwise.

Applicants and property owners should not assume they will be entitled to claim a charitable income-tax deduction. Each applicant and property owner should consult an independent tax adviser concerning potential tax consequences.

13. Eligible Charitable Organization

To receive the donation, the property owner's nominated organization must:

- Be recognized by the Internal Revenue Service as a tax-exempt public charity under Section 501(c)(3) of the Internal Revenue Code;
- Remain in good standing at the time of verification and payment;
- Be legally eligible to receive the donation;
- Maintain policies and activities consistent with applicable law; and
- Satisfy the Foundation's reasonable due-diligence requirements.

The selected charity may not be:

- A political campaign or candidate organization;
- An organization primarily engaged in partisan political activity;
- A donor-advised fund;
- A private individual;
- An organization controlled by the selected applicant, property owner, or a member of the property owner's immediate family;
- An organization that would use the donation for an unlawful purpose; or
- An organization whose participation could reasonably create a legal, ethical, or reputational conflict for the Program.

If the nominated organization is not eligible, the property owner will be given a reasonable opportunity to nominate another eligible charitable organization. The Foundation will make the final determination regarding charity eligibility, subject to applicable law.

14. No Cash Alternative or Transfer

The selected applicant may not transfer the selection to another applicant, person, or property. The Program does not provide the property owner with a cash payment, commission rebate, credit at closing, reduction in broker compensation, or another substitute for the charitable donation.

The donation will be made directly to the verified charitable organization after a qualifying closing.

15. Privacy and Use of Information

Application information may be used to administer the Program; verify applicant and property eligibility; confirm ownership or legal authority; evaluate properties; communicate with applicants; conduct due diligence; provide brokerage-related evaluations; and comply with legal or regulatory obligations.

The Foundation will not publicly disclose an applicant's precise residential address without permission unless disclosure is required by law or the address becomes public through ordinary real estate marketing authorized under a signed listing agreement.

Application information may be shared with the participating broker, selection committee members, professional advisers, service providers, and other parties reasonably necessary to administer the Program.

The selected applicant and property owner may be asked to consent to reasonable use of their names, general location, property photographs, selected charitable organization, and Program story. Any publicity rights requiring additional consent will be addressed in a separate written authorization.

16. Applicant Representations

By applying, each applicant represents that:

- All submitted information is accurate and complete;
- The applicant owns the submitted property or possesses documented legal authority to represent its owner;
- Every required owner has consented to the application or will provide consent before a listing agreement is signed;
- Submission does not violate a contract, court order, ownership right, privacy right, or applicable law;
- The applicant is participating in good faith;
- The applicant is not relying on a promise not contained in these rules or a separately signed written agreement; and
- The applicant has reviewed and accepts these Official Program Rules.

17. Disqualification and Program Integrity

The Program Administrators may reject or disqualify an application involving fraud, material misrepresentation, false ownership or authority claims, manipulation of the application or selection process, harassment, interference with Program administration, violation of these rules, or conduct threatening the safety, fairness, legality, or integrity of the Program.

The Program Administrators may correct administrative, formatting, or typographical errors and may interpret these rules in good faith, subject to applicable law.

18. Modification, Suspension, or Cancellation

The Foundation may modify, suspend, extend, or cancel the Program if its administration is materially affected by fraud, technical failure, natural disaster, governmental action, changes in law, legal or regulatory concerns, insufficient eligible applications, safety concerns, or circumstances beyond the Foundation's reasonable control.

When practical, notice of a material change will be posted at www.themartinifoundation.org. No modification will require an applicant or property owner to enter into a listing agreement or waive a right that cannot lawfully be waived.

19. Release and Limitation of Liability

To the fullest extent permitted by law, applicants agree that the Program Administrators and their respective officers, directors, employees, volunteers, agents, advisers, selection committee members, and service providers are not responsible for:

- Lost, late, incomplete, corrupted, misdirected, or undeliverable applications or communications;
- Website, internet, telephone, email, or computer failures;
- Inaccurate information supplied by an applicant or third party;
- An applicant's lack of legal authority;
- A property's failure to qualify, list, sell, or close;
- Changes in market conditions or property value;

- Financing or insurance availability;
- Inspection, survey, appraisal, environmental, or title results;
- Taxes, liens, assessments, or transaction expenses;
- A prospective buyer's actions or omissions; or
- Acts or omissions of independent third parties.

Nothing in these rules limits liability that cannot legally be limited or waived.

20. No Endorsement or Referral Requirement

Applicants and property owners are not required to use any particular lender, mortgage broker, title company, escrow provider, inspector, appraiser, surveyor, insurer, attorney, or other settlement-service provider as a condition of applying.

The charitable donation is not offered in exchange for referring other people or business to the Foundation, participating broker, or a settlement-service provider.

Identification of a charity does not constitute the charity's endorsement of the Foundation, participating broker, applicant, property owner, or Program.

21. Governing Law and Venue

These Official Program Rules and the Program are governed by the laws of the State of Texas, without regard to conflict-of-law principles.

Subject to any enforceable dispute-resolution provision in a separately signed agreement, any legal proceeding concerning these rules or the Program must be brought in a court of competent jurisdiction located in Harris County, Texas.

22. Severability

If any provision of these rules is held unlawful, invalid, or unenforceable, that provision will be enforced to the maximum extent permitted by law. The remaining provisions will continue in effect.

23. Questions and Official Rules

The Martini Foundation
info@themartinifoundation.org
www.themartinifoundation.org

A copy of these Official Program Rules will be available on the Foundation's website throughout the Application Period.

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