



The Klemann-Cohen Team
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Agent's Guide for Offers

This information is provided as a courtesy to assist you in preparing your offer for:

Address: 6300 Seawall Blvd #3321 Galveston, TX 77551

MLS: 51471808

1. Please have the Buyers sign & date ALL supporting items found under the MLS Docs.
2. Please include copies of earnest money and option fee checks with the offer.
3. Buyer's Pre-Approval must be submitted with offer.
4. Buyer's Proof of Funds for down payments over 10% and cash offers.
5. Seller's Name(s): Lindsey Randall Harmon
6. Legal Description: **ABST 121 T&L SEC 1 APT 3321 BLDG C & UND .2810 %INT IN COMMON ELEMENTS THE VICTORIAN**
7. Exclusions: None
8. Negotiable: None
9. Earnest Money: Not less than 1% of the sales price
10. Title Company: Seller Prefers Title Alliance of Houston, 2734 Sunrise Blvd., Pearland TX 77584. Arthur Urdiales, 832-406-7335, AUrdiales@TAofHouston.com
11. There __ IS __X__ **IS NOT** a current survey for this property.
12. Survey: If Survey not acceptable to title or lender new survey At Buyer's expense
13. There __ IS __X__ **IS NOT** an elevation certificate.
14. Objections: Not more than 3 days
15. Seller's Disclosure: Check under MLS Docs
16. Close Date: Please allow at least 40 days (if VA or FHA loan) for Lending & Title to process file
17. Option Fee: \$100 for 10 days, Seller's Attorney is: Of Choice
18. Listing Broker Firm: Keller Williams-Houston Preferred License Number 0514850
19. Supervisor: Donnie L Jones License Number 486368 Telephone: 281-670-1803
20. Listing Associate: Lauren Klemann-Cohen License Number 662800 Telephone: 713-819-3069
21. Address: 2734 Sunrise Blvd, Suite 208, Pearland, TX 77584 Fax: 281-670-1777
22. Email: Lauren@KlemannCohenTeam.com
23. Third Party Financing Addendum (if applicable): Not more than 21 days & increase interest rate to ½ point higher than Pre-Approval Letter.