

## PREPARING YOUR OFFER

Thank you for showing and submitting an offer. In order to expedite negotiations outlined below is information you will need to prepare your offer and some contract requirements that the seller has set forth.

***Loan Pre-Approval or Proof of funds required with all offers.***

Paragraph 1 - Seller's Name: Denver L Childs and Karmen S Childs

Paragraph 2 (A1) - Legal Description: Lot 14 Block 2 Riverstone Ranch at Clear Creek Sec 2

Paragraph 2D Exclusions: check agent remarks in MLS for any exclusions

Paragraph 5 (Earnest Money): Not less than 1% of the sales price

Paragraph 6 (A): Chicago Title – Chicago Title- 3700 Buffalo Speedway #1100 Houston, TX 77098

Paragraph 6-A.8: extra coverage is at Buyer's expense if they want the coverage.

Paragraph 6 (C1): an existing survey has been provided on MLS

Paragraph 6 (D): Not more than 5 days to object to title commitment, exception documents, and survey

Paragraph 7 (B): Seller's Disclosure available on MLS

Paragraph 7 (D1): Buyer accepts property in present condition

Paragraph 10: Check box for "upon closing and funding"

Paragraph 21: Complete with Buyer's information (phone, email, address)

Paragraph 22: Check Third Party Financing Addendum (if applicable): Not

more than 21 days Paragraph 23: (Option Period): \$250 for 7 days preferred,

\$30 per day if more than 7 days and 10 days/maximum

Page 9: 3% Commission to Buyers Agent

**Please have the Buyers sign & date any supporting items found under the MLS Docs.**

**Pre-Approval Letter must include the following:**

- Approved amount must meet or exceed the gross purchase price
- Confirm the purchaser's credit has been obtained and reviewed
- State whether or not financing is contingent upon the sale of other assets, real estate or other

**Proof of Funds must include the following:**

Purchaser's name must be on the statement, regardless of document type

**Financing Addendum** (if applicable): not more than 20 days

**HOA Addendum** (if applicable): paragraph A- buyer to purchase docs if desired- minimum of 15 days for delivery