

Houston Offer Checklist

Thank you for your interest in making an offer on an Opendoor home. We're committed to providing you with an exceptional, straightforward experience.

How to submit an offer:

☐ Submit your offer at makeoffer.opendoor.com

- Please use the most current TREC 1-4 Family Residential Sales Contract (Resale) form.
- A member of our Listing Agent team will call you to confirm receipt of your offer ASAP.
- To ensure all interested buyers have a fair opportunity, the seller responds next-day to offers received before 7pm CST and day-after-next to offers received after 7pm CST.
- PDF is easiest to review and helps ensure an on-time response.
- Please note the seller's suggested title company, which can help ensure a smooth close.

☐ Include buyer-signed Opendoor addendum

- Among other things, this adds the Opendoor Guarantee, ensures that expirations occur on a weekday, and addresses Opendoor's security system.

☐ Include buyer-signed **Affiliated Business Arrangement Disclosure**

- It's Opendoor's policy to provide a disclosure about its affiliated businesses, whether your client ultimately chooses to use those services or not.
- Your client is not required to use the services of any of these affiliates. We encourage them to shop around to ensure they receive the best rate for these services.
- The seller is unable to accept offers without a client-executed Affiliated Business Arrangement Disclosure.

OUR GUARANTEE

Every Opendoor home is backed by a 30-day satisfaction guarantee. For more information, see the Opendoor Addendum or visit opendoor.com/guarantee.

SELLER'S DISCLOSURE

Seller's Disclosure available upon request. Download the Seller's Disclosure directly from the MLS listing or request one from hou.homes@opendoor.com and receive ASAP—usually within 24 hours.

REPAIRS

Like a traditional seller, Opendoor will consider repair requests during the option period of a contract. Opendoor aims to deliver a clean, safe, and functional home and is usually amenable to requests to ensure the home meets this standard.

PROPERTY SURVEYS

In most cases, Opendoor can provide your buyer with a property survey at no charge within 3 business days. If you wish to utilize the seller's existing survey, check 6.C.(1) on the TREC 1-4 form. If the existing survey cannot be utilized by title or the buyer's lender, a new survey will be required at buyer's expense.

□ Include buyer's pre-qualification letter

- Please ensure the letter reflects credit and income verification, and notes any conditions.
- Cash buyers should instead submit proof of funds; a bank account screenshot is fine.

□ Other applicable addenda or documentation

- If the home was built before 1978, Opendoor will upload a Lead Based Paint Addendum to the MLS listing—please submit a fully executed copy in this case.
- If your buyer's offer is contingent upon the sale of a home that is in-contract, please provide that contract and the status of the sale.
- The seller is unable to accept offers contingent upon the sale of a not-yet-in-contract home. However, Opendoor makes cash offers on eligible homes! Let your Listing Agent contact know if you and your buyer would like an Opendoor offer on their current home.

ABOUT OPENDOOR BROKERAGE LLC

Opendoor Brokerage LLC is the brokerage that represents the seller in this transaction, similar to a homebuilder with a brokerage that lists their homes. Opendoor Brokerage LLC and Opendoor are separate but affiliated entities.

Opendoor Addendum (Texas)

This **ADDENDUM** and each of its terms is hereby incorporated into the **ONE TO FOUR FAMILY RESIDENTIAL CONTRACT (RESALE)** (the “Contract”) by and between **Seller:** Opendoor Property J LLC and **Buyer:** _____ with respect to the **Property** commonly known as: 22127 Rustling Springs Dr, Spring, TX 77389. In the event of any conflict between the terms of the Contract and this Addendum, the terms of this Addendum shall control and govern the rights and obligations of the Parties to the full extent permitted by applicable law.

1. TERMS OF ACCEPTANCE

The Contract is an offer and will only become a binding contract upon the parties when signed by Seller and a signed copy delivered in person, by mail, facsimile, or electronically received by Buyer by _____ at 11:59 p.m. Central Standard Time (the “Offer Period”). If no signed acceptance is received before the end of the Offer Period, this offer shall be deemed withdrawn.

2. DEFAULT PROVISIONS

Section 15 of the Contract (entitled “Default”) is deleted and replaced in its entirety with the following:

***15. DEFAULT:** If Buyer fails to comply with this contract, Buyer will be in default, and Seller may, as its sole and exclusive remedy, terminate this contract and receive the earnest money as liquidated damages, thereby releasing both parties from this contract. If Seller fails to comply with this contract, Seller will be in default and Buyer may, as its sole and exclusive remedy, terminate this contract and receive the earnest money, thereby releasing both parties from this contract.*

3. OPTION FEE PROVISIONS

Section 23 of the Contract (entitled “Termination Option”) is hereby amended so that the Option Fee will be delivered to the escrow agent, identified in Section 5 for the benefit of Seller, instead of directly to Seller”. Escrow agent is authorized and instructed to release Option Fee to Seller if either party terminates. Otherwise, Buyer will be credited the Option Fee at closing.

4. EXPIRATIONS

The Parties agree that, for any expiration date in the Contract that ends on a Saturday, Sunday, or state or national holiday, the expiration date will be automatically extended to 5:00 p.m. the next business day.

5. REPRESENTATION

Buyer acknowledges and understands that Seller is represented by Opendoor Texas Brokerage, LLC, which is a licensed real estate broker in the State of Texas. Opendoor Texas Brokerage, LLC is a wholly-owned subsidiary of Opendoor Labs Inc. and an affiliate of the Seller.

Buyer further acknowledges and understands that Opendoor Texas Brokerage, LLC has **NO BROKERAGE RELATIONSHIP** with the Buyer. The Buyer may choose to be represented by a licensed real estate broker of Buyer’s choice.

Authorized signer may have an active real estate license in the State of Texas.

6. SECURITY SYSTEM AND LOCK

Buyer acknowledges and agrees that the security system does not convey. The electronic door lock (Kwikset 914 lock or similar) will be replaced at close.

7. OPENDOOR GUARANTEE

Seller will provide the Opendoor Guarantee as detailed at <http://www.opendoor.com/guarantee> which terms and conditions are incorporated by reference into the Contract.

8. AFFILIATED BUSINESS DISCLOSURES

North American Title Company will serve as Title Insurance Company. For additional information about North American Title Company, see the Affiliated Business Arrangement Disclosure (ABAD) provided to Buyer.

Buyer Signature Date

Buyer Signature Date

Jason Cline 10/06/2019

Seller Signature Date
authorized signer on behalf of Opendoor Property J LLC

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

From: Opendoor Labs Inc.

Property: 22127 Rustling Springs Dr, Spring, TX 77389

This is to give you notice that Opendoor Labs Inc. ("Opendoor") has a business relationship with Open Listings Co. ("Open Listings"), Opendoor Home Loans LLC, Digital Opendoor Insurance Services LLC d/b/a Opendoor Insurance ("Opendoor Insurance"), Opendoor Title of Texas LLC, OSN Texas LLC, and North American Title Company ("NATC"). Specifically, Opendoor wholly owns Open Listings, Opendoor Home Loans LLC, Opendoor Insurance, Opendoor Title of Texas LLC, and OSN Texas LLC. Additionally, a member of Opendoor's board of directors is also a member of Lennar Corporation's board of directors, and Lennar Corporation has an indirect 20% ownership interest in NATC's parent company. Because of these relationships, this referral may provide Opendoor 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 Open Listings, Opendoor Home Loans LLC, Opendoor Insurance, Opendoor Title of Texas LLC, OSN Texas LLC, or NATC as a condition for the 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.

<u>Open Listings Co.</u> Real Estate Commission	<u>Charge or Range of Charges</u> 0 - 3% of purchase price
<u>Opendoor Home Loans LLC</u> Lender Fee	<u>Charge or Range of Charges</u> \$0.*
<u>Opendoor Insurance</u> Homeowners Insurance Policy Premium	<u>Charge or Range of Charges</u> \$200 - \$10,000**
<u>Opendoor Title of Texas LLC</u> Owner Title Policy Premium Lender Title Policy Premium Other Endorsements	<u>Charge or Range of Charges</u> \$0 - \$5,000 \$0 - \$5,000 \$0 - \$500 per endorsement
<u>OSN Texas LLC</u> Owner Title Policy Premium Lender Title Policy Premium Other Endorsements Escrow/Closing Services	<u>Charge or Range of Charges</u> \$0 - \$5,000 \$0 - \$5,000 \$0 - \$500 per endorsement \$0 - \$900
<u>North American Title Company</u> Owner Title Policy Premium Lender Title Policy Premium Other Endorsements Escrow/Closing Services	<u>Charge or Range of Charges</u> \$0 - \$5,115 \$0 - \$5,000 \$0 - \$500 per endorsement \$0 - \$1,000

*Opendoor Home Loans LLC is compensated for its services through the secondary market. There is no direct fee to consumers.

**Maximum value based on an average replacement cost of \$247,000. Actual premium amounts subject to property and policy specifications.

ACKNOWLEDGMENT

I/we have read this disclosure form and understand that Opendoor is referring me/us to purchase the above-described settlement service(s) and may receive a financial or other benefit as the result of this referral.

Printed Name

Signature

Date

Printed Name

Signature

Date