

Offer Instructions

A. Offer Requirements

1. Signed Offer on One to Four Family TREC Contract
2. All necessary addendums
3. Pre-Approval letter (Third-Party Financing offers)
4. Proof of funds (Cash offers)

B. Contract Details & Terms

1. One to Four Family TREC Contract
 - a. Paragraph 1: Seller's name: Bounds Capital Group, LLC
 - b. Paragraph 3B: Appropriate item selected (if necessary)
 - c. Paragraph 4: Include verbiage "Principal of Seller is a licensed real estate agent."
 - d. Paragraph 5:
 1. 1% minimum.
 2. Escrow Agent: Juliana Davila
 3. Address: 2500 W Loop S #500, Houston, TX 77027
 - e. Paragraph 6A: Texas American Title
 - f. Paragraph 7B: #1 must be selected.
 - g. Paragraph 22: All appropriate addendums must be selected
 - h. Paragraph 23: If any, \$20/day up to 7 days preferred.
2. HOA Addendum (if applicable):
 - a. Paragraph A: #2 or 4 should be selected.
 - b. Paragraph E: Buyer must be selected
3. Third Party Financing Addendum (if applicable):
 - a. Paragraph A1: Numbers and selections must match the contract and pre-approval letter.
 - b. Paragraph B1: If selected, 20 days maximum.