



# The Megan Behan Team

Thank you for preparing an offer on our listing. We believe you will find this document helpful in preparing the contract and addenda. If you have any questions please call or email Megan Behan, Team Leader, megansellstxhomes@gmail.com or 936-525-8100.

## CONTACT INFORMATION

eXp Realty, LLC 603392  
Listing Broker Firm License No.

Represents  Seller & Buyer as an Intermediary  
 Seller only as Seller's agent

Megan Behan 587532  
Listing Associate's Name License No.

MeganSellsTXHomes@gmail.com 936-525-8100  
Listing Associate's E-mail Address Phone

Sarah Atchison 552291  
Licensed Supervisor of Listing Associate License No.

One Riverway, Suite 1700 888-519-7431  
Listing Broker's Office Address Phone

Houston Texas 77056  
City State Zip

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Selling Associate's Name License No.

\_\_\_\_\_  
Selling Associate's E-mail Address Phone

\_\_\_\_\_  
Licensed Supervisor of Selling Associate License No.

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Selling Associate's Office Address

\_\_\_\_\_  
City State Zip

## TITLE/CONTRACT INFORMATION

**Special Instructions (If Applicable)**  
Offers must be accompanied by a signed Information About Special Flood Hazard Areas (TAR-1414)

**Owner Finance Options (If Applicable)**  
Minimum interest rate of 6%. Minimum 20% down. Minimum monthly payment of \$500 + \$20/month loan servicing fee. Maximum term of 5 years with fixed payments over the life of the loan

**Title Company**  
Please contact agent or check CSS Instructions for preferred title company.

**Option Fee**  
Please mail or deliver option fee check to address specified by listing agent.

**Earnest Money**  
Please ensure that the earnest money is 1% of the contract sales price.

**Property Survey – Paragraph 6 C**  
Please check #2 (Buyer will purchase) under the survey section (Paragraph 6,C). If seller has a survey, we will provide it, along with the T-47 Affidavit.

**HOA Addendum (If Applicable)**  
The HOA Addendum must be included with the offer. If requested, please allow a MINIMUM of 10 days for return of HOA docs/resale certificate. Check "Buyer" in Paragraph E.

**Sending Your Offer**  
Email offers and all correspondence to **asst.meganbehan@gmail.com** and **megansellstxhomes@gmail.com**.

If buyers agent does not accompany buyer clients from first showing of a Megan Team property, a 25% referral fee will be added to any offers to offset Megan Behan Team buyers agents' time, gas, and tollway expenses.