



# Offer Instructions for Buyer Agents

<b>Property</b>	Check listing in MLS for any Exclusions																		
<b>Financing</b>	Conditional Lender Approval Letter with financed offer. Proof of funds with cash offer. <u>Lender letter must have a phone number and physical address for the lender.</u>																		
<b>Earnest Money</b>	At least 1% of the Sale Price delivered within 3 business days.																		
<b>Title Policy</b>	Please contact listing agent for title office information																		
<b>Survey</b>	If there is no Survey and T-47 in MLS under Docs, then check box 6C2 or 6C3																		
<b>Seller's Disclosure</b>	If there is no Seller's Disclosure Notice in MLS under Docs, then check box 7B2 with at least two (3) days for Seller to deliver to Buyer																		
<b>Possession</b>	Please make Buyer aware that Seller will not release keys to buyer until funding occurs and has been confirmed by the title company, unless there is a short-term lease agreement in place.																		
<b>Termination Option</b>	At least \$20/day delivered within 3 calendar days.																		
<b>Broker Information</b>	<table><tr><td><b>Listing Brokerage</b></td><td><b>Listing Agent</b></td><td><b>Licensed Supervisor</b></td></tr><tr><td>Compass RE Texas, LLC</td><td>Andrea Curran</td><td>Ken Brand</td></tr><tr><td>5960 Berkshire Ln.</td><td>832-707-4900</td><td>832-797-1779</td></tr><tr><td>Suite 100</td><td>andrea@andreacurran.</td><td>License # 321601</td></tr><tr><td>Dallas, TX 75225</td><td>com</td><td></td></tr><tr><td>License # 9006927</td><td>License # 676810</td><td></td></tr></table>	<b>Listing Brokerage</b>	<b>Listing Agent</b>	<b>Licensed Supervisor</b>	Compass RE Texas, LLC	Andrea Curran	Ken Brand	5960 Berkshire Ln.	832-707-4900	832-797-1779	Suite 100	andrea@andreacurran.	License # 321601	Dallas, TX 75225	com		License # 9006927	License # 676810	
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<b>Buyer Inspection</b>	Please do not send copies of inspection reports unless agreed upon by the listing agent.																		