



## Offer Instructions - 20015 Macinac Ct

Thank you for submitting an offer, to assist in a quick response please review the following instructions. Please do not hesitate to contact me with any questions, we appreciate your client's offer. Please call for preferred Title Company information.

- Please email all offers to Vanessa King, [vanessa.king@cbunited.com](mailto:vanessa.king@cbunited.com). When emailed please call 832-260-6939 to confirm receipt.
- For offers with financing, please include a pre-approval letter on the Lender's letterhead dated within the last 30 days, including the lender's contact information, loan amount, loan program and interest rate.
- For cash offers please include proof of funds, a bank statement titled with the buyer(s) name, dated within the last 30 days.

### Contract instructions:

- Paragraph 1 - Seller's name: Martha H Gomez-Ramos
- Paragraph 2 D - Exclusions: Washer & dryer in laundry room, refrigerator in kitchen, speakers in game room, speakers outside, alarm/security system.
- Paragraph 5 - Suggested Earnest Money = Minimum of 1% of sales price.
- Paragraph 6 - No survey available. Buyer to purchase new one.
- Paragraph 6 - The property is in a HOA.
- Paragraph 7 - The Seller's Disclosure is on the MLS under agent docs.
- Listing Broker/Agent Information:
  - Listing Broker Firm: Coldwell Banker United, Realtors, License No. 0420132
  - Listing Associate's Name: Vanessa King, License No. 679810
  - Listing Associate's Email Address: [vanessa.king@cbunited.com](mailto:vanessa.king@cbunited.com)
  - Licensed Supervisor: Tara Waggoner, License No: 542749
  - Listing Broker's Office Address: 10497 Town & Country Way, Ste 235, Houston, TX 77024
  - Phone: 832-260-6939

### Addenda

Please include the following signed addenda.

- Third Party Financing Addendum (for offers with financing)
- Addendum For Property Subject to Mandatory Membership in a Property Owner's Association
- Notice to a Purchaser of Real Property in a Water District\*
- Seller's Disclosures\*
- Information About Special Flood Hazard Areas\*

\* Can be found on the MLS under agent docs.