



-AGENT INSTRUCTIONS-

9201 Roy Bean Dr.

- AGENTS:
1. Please review with all buyers.
 2. If seller is paying for the title policy please contact the Listing Agent for Title Company Information.
 - All dimensions & square footage referenced on MLS are approximate and if room dimensions & square footage are important, they should independently be verified by Buyer;
 - Conditional Approval Letter or “Proof of Funds” letter for cash offer. If a buyer needs a referral of a lender, we will be happy to provide one.
 - Earnest Money – \$10,500 or 1% of Sales Price;
 - Option Fee - \$1,000, 7 days;
 - One to Four Family Residential Contract:
 - Seller does not have an existing survey, If new Survey required check box for, at “Buyers Expense”;
 - Signed Seller’s Disclosure Notice & Addendum for Lead-Based Paint (if applicable)
 - Lead-Based Paint Addendum (if applicable)
 - Buyer acknowledged Water District Notice - MUD (if applicable)
 - Addendum for Homeowners Association - HOA (if applicable)
 - Third Party Financing Addendum (if applicable)
 - Non-Realty Items Addendum (if applicable)
 - Submit with Contract, “Sellers Temporary Residential Lease (TREC No. 15-5)”, for minimum of 3 Days, No Charge, \$500 Refundable Security Deposit;
 - Fill out Page 9 with Listing Agent information on MLS (Keller Williams Realty - Platinum Broker License #9007109 Listing Associate(s): Annie Farmer License #475571// Kenney Dillard License #645266
 - Designated Broker: Ann M. Walker License #268319
 - Licensed Supervisor: Ann M. Walker License #268319
 - Please check MLS for any Exclusions

BUYERS AGENTS PLEASE NOTE: Earnest Money & Option Fee to be delivered to Seller’s preferred Title Company if Seller paying for Title Policy;

Offers that are received on Sunday may not be presented until Monday morning. Buyer has been made aware they must bring certified funds to closing. If funding does not occur, buyer will not receive possession.

Thank you for your interest in our listing. If you have any questions, please call Kenney Dillard, (832) 444-5855 or Annie Farmer (832) 564-5694. Please Email Offers and all transaction related correspondence To: KenneyDillard@kw.com & Denise.Morales@kw.com.

Once in escrow please send all correspondence to: KenneyDillard@kw.com & Denise.Morales@kw.com.