

## Offer Instructions for 3278 Holly Hall St.

Contract type: TXR 1605 - RESIDENTIAL CONDOMINIUM CONTRACT (RESALE)

- Paragraph 1. (SELLERS): Patti J. Dennis
- Paragraph 2.A.(1) (PROPERTY): UNIT 3278 BLDG B .364 INT COMMON LAND & ELE HOLLY HALL T/H C  
Houston, Harris County, 3278 Holly Hall St. 77054-4146  
Parking areas assigned to the Unit are: 2 Car Attached Garage
- Paragraph 2.A.(4) (EXCLUSIONS): N/A (Washer, Dryer, & Refrigerator Included)
- Paragraph 2.B.(2) (DOCUMENTS) 14 days
- Paragraph 2.C.(2) (CERTIFICATE) 14 days
- Paragraph 2.D. (RIGHT OF REFUSAL) 21 days
- Paragraph 5.A (EARNEST MONEY AND TERMINATION OPTION): Minimum of \$2000.00 EM / \$250 OPTION  
Marc Archuleta at Chicago Title Houston, 3700 Buffalo Speedway Ste. 1100, Houston, TX 77098 -  
(713)418-7000, [Marc.Archuleta@CTT.com](mailto:Marc.Archuleta@CTT.com)
- Paragraph 5.B. (TERMINATION OPTION): 10 days (at \$250)
- Paragraph 6.A. (TITLE POLICY): Title company consistent with Paragraph 5
- Paragraph 6.c. (OBJECTIONS): Residential use within 3 days
- Paragraph 6.E.(2) (MEMBERSHIP IN HOA): Property IS subject to mandatory membership.
- Paragraph 7.B.(1) (SELLERS DISCLOSURE NOTICE): Buyer has received the notice. Provided in MLS
- Paragraph 7.D.(1) (ACCEPTANCE OF PROPERTY CONDITION): Buyer accepts as-is
- Paragraph 10.A. (POSSESSION): Upon closing and funding
- Paragraph 12.A.(3) (BUYER TRANSFER FEE): \$250
- Paragraph 21. (NOTICES): Include physical address, phone number, and e-mail address for buyer
- Paragraph 22. (AGREEMENT OF PARTIES): Check applicable addenda and add as necessary
- BROKER INFORMATION Listing Broker Firm:  
Inverness Realty Group - Houston, 438457  
Seller only as Seller's Agent  
Licensed Supervisor: Christina M. Burgos, 713-880-1608  
Listing Associate's Name: Christina M. Burgos, 438457, 713.562.3149, [tinais@aol.com](mailto:tinais@aol.com)  
Listing Broker's Office Address: 1108 W 22<sup>nd</sup> St. Houston, TX 77008  
Listing Broker agrees to pay other Broker 3%.

THIRD PARTY FINANCING ADDENDUM: Not to exceed 28 days.

THE FOLLOWING MUST BE SUBMITTED WITH AN OFFER: 1) Pre-approval letter and/or proof of funds, 2) Signed Seller's Disclosure, 3) Addendum for Property Subject to a Mandatory Owners Association (TXR 1922, specific copy posted in MLS docs), 4) Non-Realty Items Addendum including Washer, Dryer, Refrigerator (specific copy posted in MLS docs); 5) General Information (TXR 1506, specific copy posted in MLS docs), 6) Info about Property Insurance (TXR 2508), 7) IABS, 8) Signed Broker Notice to Buyer/Tenant, & 9) Wire Fraud Warning (TXR 2517)