

**Thank you for your interest in the listing at:**

504 Greenleaf Circle  
Conroe, TX 77302  
Montgomery County  
Lot: 288  
Legal Description: S832009 – River Plantation 09, Lot 288

**Exclusions:**

N/A

**Sellers name:**

Daniel Weatherman and Sheri Ridgway

In order for a timely and efficient response to your offer please ensure the following information is completed leaving no blanks.

- Preapproval letter; include all lenders contact information to verify information or formal proof of funds. If buyer is offering above list price, proof of funds for difference must be included to be accepted.
- Use correct contract and complete every portion leaving no blanks; partially filled contracts will not be reviewed with seller until completed.
- 1% earnest money and \$10 min. a day option is encouraged
- No less than 14 days if new survey is to be completed and HOA docs are required.
- Please check attachments in MLS for all seller provided documents; such as, seller's disclosures, lead-based paint disclosure, and/or survey and submit with offer.

**Title Company:**

**Capital Title of Texas**

Beth Grebe  
1699 Research Forest Drive, Suite 120  
The Woodlands, TX 77380

**Seller's agent information:**

**Listing broker:** Coldwell Banker Realty **License #:** 420132  
**Listing associates name:** Mitch Oberheu **License #:** 560700  
**Listing associates email address:** mitch.oberheu@cbrealty.com  
**Listing associates phone number:** 210-865-8685  
**Licensed supervisor of listing agent:** Andrew Smith **License #:** 456265  
**Listing Broker's office address:** 1710 W. Lake Houston Pkwy, Suite 130, Kingwood, TX 77339  
**Office #:** 281-852-4444

Multiple offer situations: If a listing is in a multiple offer situation, MLS will reflect information giving all realtors/buyers 48 hours from posted MLS notice to submit offers. Once offer timeline has ended, all realtors/buyers will be notified after a minimum of 24 hours of rejection or acceptance. Please submit highest and best, no offer in a multiple offer situation will be counter offered.

Any offers submitted after 6:00pm Monday through Thursday and 5:00pm Friday and Saturday will be reviewed the following day. If offer is submitted at any time on Sunday, it will be reviewed first thing Monday morning.

Please contact Mitch Oberheu via text at 210-865-8685 to confirm receipt of offer.  
We appreciate and consider any offer that you submit. We look forward to working with you!