

# INSTRUCTIONS FOR MAKING AN OFFER:

PROPERTY: 18519 Glen Shee Dr, Richmond TX 77407, Fort Bend County

**Thank you for presenting our listing to your client.**

There are multiple cash offers above the list price. This property has been priced below its value for this bidding in mind. Please submit your highest and best offer no later than 5 PM on Saturday, July 3<sup>rd</sup> 2021.

\*Please include the verification of funds letter for the buyer without marking off the information which helps with the verification

\* Please refer to listing agent and listing office information below so that last page of the contract provides details of the license #s, phone numbers and emails accurately for both side real estate representations.

<b>RE/MAX Signature</b>	<b>9003718</b>	<b>roxie@remaxsignaturetx.com</b>	<b>(713)636-3015</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Roxanna Gross</b>	<b>582453</b>	<b>roxie@remaxsignaturetx.com</b>	<b>(713)636-3015</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Roxanna Gross</b>	<b>582453</b>	<b>roxie@remaxsignaturetx.com</b>	<b>(713)636-3015</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Chris Yaman, Buyers Agent</b>	<b>707971</b>	<b>cyaman@remax.net</b>	<b>(832)341-8080</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\* All blanks should be completed. If it is not applicable, please input "n/a" or "-" in the blank.

**Multiple Offers:** Saturday 5:00 PM July 3<sup>rd</sup> is the deadline for highest and best. If there is an option period or failure of the contract, the 2<sup>nd</sup> highest and best will be notified to have the first choice per the sellers instructions.

**SELLER:** "Serkan Basurun" and "Senay Basurun"

**SELLER ADDRESS** (for paragraph 21 Notices): "use this subject property address Phone: "no phone calls", Email: [sbasurun@gmail.com](mailto:sbasurun@gmail.com) (neither buyers nor agents are not permitted to directly contact the seller)

**Notices Paragraph 21:** Both buyer information including email and phone number should be filled in. If buyer's agent prefers to keep buyer information confidential, buyer agent is welcome to fill in buyer agent information. This is the destination of the official notices. Seller information is provided up above to be filled in.

**Title Company Info:** Email agent cyaman@remax.net.

**SURVEY:** There is no survey available. Option 2 needs to be checked please.

**OPTION:** If you need an option, please calculate as \$250 for first 4 days, and \$100 for each additional day up to 7 days.

**CONDITION:** Property is being sold "as-is", where no repairs will be made by the seller.

**SPECIAL PROVISIONS:** "Parties agree and understand that the seller will not connect any of the utilities during the purchase contract period or after that."

"Buyer and all parties understand and accept the risks associated by entering the property damaged by fire and rain, and hold all other parties to the transaction harmless."

**Residential Service Contract:** No service contract is offered by the seller.

**BUYER's Final Walk Through and Acceptance:** Listing office requires this form to be provided prior to closing. Please plan to walk or provide a buyer signed copy prior to closing. It will be funding condition.

**HOA:** A form is uploaded on MLS for your use.

**Closing Date:** August 6<sup>th</sup> 2021. We will make every effort to close earlier as it is convenient for the buyer.