

Offer Recommendations

13827 Daehne Dr.

1. Please submit complete offer, *ready for Seller to sign*, with all items filled out.
2. Offers with financing to be accompanied by Lender's Preapproval Letter dated within last 30 days indicating a loan amount, loan program, and interest rate consistent with the financing addendum.
3. Cash offers must be accompanied by proof of funds (statement from USA bank titled in same name as Buyer, dated within last 30 days, with at least the purchase price and closing costs).
4. Please be sure to submit the Seller Disclosure signed by Buyer with offer.

One to Four Family Residential Contract (Resale)

1. Section 2D: Copy exclusions from MLS. If none are indicated in MLS, then enter N/A.
2. Section 5A: Enter Charnc'Ey Brown at Patriot Title, 12234 Shadow Creek Pkwy, Bldg. 1, Suite 1104, Pearland, TX 77584. Earnest Money = Minimum 1% of Sales Price.
3. Section 5A/B: Option Fee = \$200 for 5 days, \$250 for 7 days, \$300 for 10 days.
4. Section 6A: Enter Patriot Title as Title Company.
5. Section 6A8: Select (i); or if Buyer wants this coverage, select (ii) and check box for Buyer to pay for Title Policy to be amended.
6. Section 6C: Survey is not included, so select (2) for Buyer to purchase a new survey.
7. Section 6D: Enter "Residential use" and maximum 3 days for Buyer to object after receipt of Commitment and Exception documents.
8. Section 6E2: Check box to indicate property is subject to mandatory HOA.
9. Section 7B: Select (1) to indicate that Buyer has received the Seller's Disclosure.

10. Section 9: Closing preferred within 21 days for cash or within 35 days for financing.
11. Section 12A1(b): Please note that the Listing Price assumes no seller contributions.
12. Section 21: Indicate at least a phone number and email address for your Buyer. Please leave Seller section blank.
13. Page 9 Listing Broker/Agent information:
 - a. Listing Broker Firm = Next Home Executives, License #9008534
 - b. Supervisor = Chantell Hypolite, License #651435
 - c. Listing Associate = Kevin Scott, License #542233, Phone (713) 819-9199
 - d. Office Address = 7324 Southwest Freeway, Ste. 690, Houston, TX 77074