

SUSAN LUTZ-NB ELITE REALTY

Please text 713-818-5554 to advise that offer is being sent

Email offer to: susan@susanlutzrealestate.com

CC: ally@susanlutzrealestate.com

OFFER INSTRUCTIONS

ADDRESS: 17607 Termini San Luis Pass Rd. GALVESTON, TX 77554

SELLER: Christopher M. Jones and Melissa A. Kuykendall-Jones

LEGAL DESCRIPTION: ABST 121 HALL & LOT 12 KARANKAWA SUB SEC 2

EXCLUSIONS: See non-realty addendum in listing attachments

SPECIAL PROVISIONS: N/A unless buyer wishes to honor any existing rentals

EARNEST MONEY: A minimum of 1% Earnest Money is required and payable to:
South Land Title – 6710 Stewart Rd Suite 200 Galveston, TX. 77551
Deanna Jones – Escrow Officer / Branch Manager
Tel: 409-737-4452 Email: djones@southlandtitle.net

OPTION FEE: \$250 Option Fee for 5-day option, plus \$20/day thereafter for extended time. Make payable to South Land Title, together with Earnest Money, and deliver within 72 hours of the contract execution date.

REQUIRED DOCUMENTS TO BE SIGNED & SUBMITTED WITH OFFER:

- _____ Proof of Liquid Funds if cash or buyer Pre-Approval letter and lender contact info.
- _____ Please use all Seller [pre-signed Addendums](#) located in listing attachments
- _____ Include buyer signed Wire Transfer Fraud Notice and IABS
- _____ Completed One to Four Family Residential Contract to include:
 - 6 A (8) Will not be amended or deleted from the Title Policy (or buyer to pay)
 - Survey is not available. If needed buyer to purchase a new one.
 - All HOA Documents are available at www.KTOA.net
 - Completed Broker's Information Form and be sure to include '3% of Sales Price' under disclosure portion at the bottom of the page.
 - To strengthen consideration by the Seller a [full or partial appraisal waiver](#) is preferred

Listing Broker: NB Elite Realty / License No 0528448 / Tel 844-444-6237

Listing Agent: Susan Lutz / License No 447087/ Tel 713-818-5554

Listing Agent Email: susan@susanlutzrealestate.com

16444 W Alabama Houston TX 77006

INSURANCE

Typically, Personal Property and liability insurance as well as a Wind Storm policy is required.
[Flood insurance](#) is a requirement of the owner by the Karankawa HOA.

Thank you and I look forward to working with you! - Susan