



# Houston Prime Realty

## Offer Instructions

**Address: 16827 W Whimbrel Circle, Conroe, TX 77385**

Thank you for interest on this home. Please submit your offer by email to [kevan@houstonprime.com](mailto:kevan@houstonprime.com). Please put the property address in the subject line.

Please include all the following completed documents to make sure your offer is complete.

### Offer Instructions:

1. All offers must include a Mortgage Pre-Approval or Pre-Qualification Letter or Proof of Funds.
2. Complete Contract – please do not leave any fields blank.
3. Third Party Financing Addenda (If Applicable)
4. Buyer Signed Seller's Disclosure Notice
5. HOA Addendum – Seller's Preferred Version is uploaded to HAR.
6. HAR-410 Form - Broker Notice to Buyer/Tenant
7. TXR-1506 Form - General Information and Notice to A Buyer
8. Any other Addendum(s) that may apply: Contingency, Non-Realty Addendum, etc.
9. Exclusion List: These items can be negotiable:
  - Water softener
  - Refrigerator
  - Security system (ring, cameras, alarm panel)
  - Curtains & curtain rods
  - TVs
  - Sound system

Breakdown of the security system cost if the next homeowners want the system:  
\$56.95 monthly, there is a balance of \$2600 before it would be \$56.95.

**Please Note:** The seller prefers a close and lease back until the end of June or end of June closing

**Seller:** Ian Donohue & Samantha Donohue

**Earnest Money:** Minimum 1% of the contract sales price.

**Title Company:** **Please Call Listing Agent For Title Company**

**Property Survey:** Seller does have a Survey; Buyers expense if they need a new one.

**Paragraph 6C2:** If a new survey is required it shall be obtained at buyer's expense.

**Option Fee:** Minimum \$50/day.

**Listing Broker Firm:** Houston Prime Realty – Pewitt and Associates License No: 369730

**Associates Name:** Kevan Pewitt License No: 369730

**Associates Email:** [kevan@houstonprime.com](mailto:kevan@houstonprime.com) Phone: 832-577-4537

**Licensed Supervisor of Associate:** Kevan Pewitt – Broker License No: 369730

**Address:** 7058 Lakeview Haven Dr., Suite 108 Houston, TX 77095

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