

Instructions for offers for 411 32nd Street

CONTRACT TYPE: TAR 1601/TREC NO. 20-13 - ONE TO FOUR FAMILY RESIDENTIAL CONTRACT (RESALE)

- **Paragraph 1. (SELLER): Tony T. Nguyen & Loan T. Nguyen**
- **Paragraph 2.A. (PROPERTY): LT 35 BLK 9 GARDEN OAKS SEC 1**
- **Paragraph 2.D. (Exclusions): Dining Room Chandelier / Girls Bedroom Chandelier**
- **Paragraph 4. (Leases)**
- **Paragraph 5. A. (EARNEST MONEY): Minimum of 1% to be deposited / Preferred Title Information below.**

Capital Title of Texas

3040 Post Oak Blvd., Suite 150 | Houston, TX 77056

Office: (713) 547-4747 | Fax: (713) 547-4746

Escrow Officer: Barbara Neudorfer

Email: BNeudorfer@ctot.com

- **Paragraph 5. B. (Option Fee) \$100 min per day with a maximum of 10 days.**
- **Paragraph 6.A. (TITLE POLICY): Title company consistent with Paragraph 5**
- **Paragraph 6.A. (8): At the expense of the buyer**
- **Paragraph 6.C. (SURVEY): Buyer shall obtain new at the expense of the buyer**
- **Paragraph 6.D. (OBJECTIONS): Residential use within 5 days**
- **Paragraph 6.E. (2) (MEMBERSHIP IN HOA): Is NOT Subject to Mandatory Membership**
- **Paragraph 7.B. (SELLERS DISCLOSURE NOTICE): Buyer has received the notice. Provided in MLS.**
- **Paragraph 7.D. (ACCEPTANCE OF PROPERTY CONDITION): Buyer Accepts As-Is**
- **Paragraph 10. (Possession) At closing and funding**
- **Paragraph 21. (NOTICES): Include physical address, phone number, and e-mail address for Buyer.**
- **Paragraph 22. (AGREEMENT OF PARTIES): Check applicable addenda and notices; add as necessary**
- **BROKER INFORMATION:**

Listing Broker Firm: Keller Williams Metropolitan / 460373

Select Seller only as Seller's Agent

Licensed Supervisor: Lori Tillman / License 403587

Listing Associates Name: Jules Van Dusen / License 0426226 / Cell 813-440-7073 / Email:

jules.vandusen@heytherealestate.com

Listing Broker's Office Address: 5050 Westheimer Rd. #200 / Houston/ Texas 77056

Listing Broker agrees to pay other Broker 3%

THE FOLLOWING MUST BE SUBMITTED WITH AN OFFER: Proof of Funds / Pre-Approval Letter and the following buyer-signed forms: IABS (TAR-2501); Broker Notice to Buyer/Tenant (HAR-410); General Information and Notice to Buyer (TAR-1506); Information About Flood Hazards (TAR-1414); Information about Property Insurance For a Buyer or a Seller (TAR-2508); Environmental Assessment Species and Wetland Addendum (Please make sure this form is checked in Paragraph 22 of the Earnest Money Contract -- TAR-1917); Protect Your Home from Mold (TAR-2507)

Please call if you have questions.