

Offer instructions for 1201 Bering Dr. #9, Houston, TX 77057

Thank you very much for your interest and we look forward to receiving your offer! Please contact Kelley Busby, 713.724.1915, kelley@kelleybusby.com, with any questions.

All offers must be submitted with a Proof of Funds letter (if cash buyer) or a Pre-Approval letter from a Lender where credit, income, and assets have been verified. Earnest money must be at least 1% of sales price. Recommended option (minimum) = \$200 for 7 days or \$250 for 10 days.

Contract type: TREC Residential Condominium Contract (Resale) – form rev. 11/2021

Paragraph

- 1 Seller(s) Thomas N. Tanner Revocable Trust
- Seller Signatures: Thomas N. Tanner, Trustee
2. A (1): Condominium Unit: Unit: 9, in Building: B of Seven Oaks T/H Condo, a condominium project
- Legal Description: Unit 9 Bldg B .011131 Int Common Land & Ele Seven Oaks T/H Condo
- Parking areas assigned to unit: 2 car attached garage
2. A (4): Exclusions None
2. B (2) 10 days (Docs can take 7 business days.)
2. C (2) 10 days (Resale certificate can take 7 business days.)
2. D Per HOA Board member, Seven Oaks does NOT exercise a Right of First Refusal
4. Leases N/A. No residential or fixture leases on the property.
5. Earnest Money & Option: At least 1% of sales price. Please contact listing agent for seller's preferred title company and information (if seller pays for title). \$200 - \$250 option fee minimum.
- 5 B. Termination Option: 10 day option period maximum. Option period expires at 5 p.m. on the last day.
6. A. Title Policy & Survey: If seller pays for the title policy, please contact listing agent for preferred title company and information.
6. C. Objections: Residential use within 5 or less days.
7. B. (1) Seller's Disclosure: Buyer has received the (Seller's Disclosure) Notice (provided in MLS).
7. D. (1) Acceptance of Property Condition: Unless there is something specific the Buyer wants completed, check Buyer accepts the property AS IS.
10. Possession: Buyer's possession upon closing and funding.
12. A. (3) Settlement and Other Expenses: Buyer shall pay any and all Association fees, deposits, reserves and other charges resulting from the transfer of the Property not to exceed **\$1102.24**, and Seller shall pay any excess. (The transfer fee is \$300 + the management company requires 2 months of pre-paid HOA fees paid at closing (\$802.24) following the closing month). The verbiage on this revised condo

form has caused issues and confusion at closing as some title companies consider the two months of pre-paid HOA dues as included in the “any and all Association fees.” To be clear, the Seller will pay \$350 for the Resale Certificate and docs. We are asking the Buyer to pay the Transfer fee (\$300) and their 2 (following) months of required pre-paid HOA monthly dues at closing. The closing month’s HOA dues will be prorated between Buyer and Seller at closing (as of closing date). For example, if the closing is July 15, the HOA fees will be prorated for July (between Buyer and Seller), and the Buyer will pre-pay monthly dues for August and September at closing. The buyer’s next HOA monthly dues payment to the condo association will NOT be due until October.

21. Notices: Please include physical address, phone number and e-mail address for Buyer.

Please complete: To Seller at e-mail: tomtanner814@gmail.com

22. Agreement of Parties: Check applicable boxes for applicable addenda and attach as necessary:

Third Party Financing; Other: write in Non-Realty Items (refrigerator, washer and dryer currently in the home)

Page 9 Broker Information

Please complete Other Broker Information in full.

Listing Broker firm: Keller Williams Realty – Metropolitan, Broker license # 460373

Check appropriate box/es: Buyer only as Buyer’s Agent, Seller and Buyer as an Intermediary (if buyer’s agent is in KW Met office) and/or Seller only as Seller’s agent

Listing Associate’s Name: Kelley M. Busby, License # 496681

E-mail: kelley@kelleybusby.com, Phone: 713.724.1915

Licensed Supervisor: Lori Tillman, License # 403587

Office Address: 5050 Westheimer, Ste. 200, Houston, TX 77056

Main Phone: 713.621.8001

Listing Broker agrees to pay Other Broker 3% if a member of HAR MLS. (2% if NOT a member of HAR MLS.)

Please download disclosures from listing and have Buyer sign and/or initial as indicated:

- Seller’s Disclosure

Please attach the following:

- Third Party Financing (if needed) (TXR 1901 rev. 11/19) – 5.5% interest rate (minimum for not to exceed interest rate). Please note the condo complex is currently NOT FHA or VA approved.
- Non-Realty Items Addendum (TXR 1924, 10/11) – if interested in refrigerator, washer and dryer currently in the home.

Thank you and good luck!