



## **PURCHASE OFFER INSTRUCTIONS**

Please review with all buyers and provide the following:

- Please provide Conditional Approval Letter or "Proof of Funds" letter for a cash offer. If a buyer needs a referral of a lender, we would be happy to provide one.
- Copy of earnest money check (1% of Sales Price)
- Option fee should be a minimum of \$200
- Seller: Jerry Woodward & Kathryn Woodward
- Contract type: One to Four Family Residential (Resale)
- Seller's Disclosure Notice
- Information about Special Flood Hazard Areas
- Third Party Financing Addendum (if applicable)
- Non-Realty Items Addendum (if applicable)
- Lead Based Paint Disclosure
- Addendum for Homeowner's Association
- Please check MLS for any exclusions.
- Please include all listing agent/broker information from MLS (broker license #9008399 and agent license #0405210)

Please Note:

- Earnest money should be delivered to and receipted by the title company. We can arrange for pick up by the title company as well.
- Buyer will receive the keys once funding occurs.

Thank you for your interest in our listing.  
If you have any questions,  
please call Sherry at (281) 797-7892.