



OFFER SUBMISSION SELLER PREFERENCES & INFORMATION

Please submit all offers to lyn@lyndavis.com. All offers will be presented to the seller per the guidelines in the MLS Agent Remarks section or within 24 hours. To ensure an expedited review and smooth transaction for all parties, please make sure all documents and addenda below are included in your submission considering the following minimum seller offer preferences. Please only submit PDF documents and NOT links to digital signature providers.

1. Complete contract signed by buyers with no blank fields. (Mark N/A or None).
 - a. Buyer must sign the Seller's Disclosure Notice provided online.
 - b. Buyer must sign the Seller's Exclusion List provided online.
 - c. Buyer must sign other documents provided online as applicable or include other addendums as applicable such as a Non-Realty Items addendum. (For example; a refrigerator to be included in the offer)

The Seller prefers offers that include the following minimum criteria:

2. Earnest Money MUST be 1% or greater of the sales price with no exceptions.
3. If Seller is being asked to pay Title Insurance please contact agent for preferred Title Company information.
4. If a survey is uploaded as an attachment in the MLS listing, check #1 on page 2, part C and mark within 3 days & check the box at buyers expense if it is not acceptable. If no survey is uploaded as an attachment, then the Seller does not have a survey to provide and box #2 in part C, page 2 should be checked no greater than within 27 days.
5. Preferred Option Period should be no longer than 7 days and not be less than \$250 option fee.
6. HOA Addendum if applicable signed by the buyer with applicable fields completed.
7. Seller will only consider offers with a lender Pre-Approval letter that states income and assets have been verified for financing or a current "Proof of Funds" for a cash offer.
8. Completely fill out page 9 of the contract with Buyer Agents/Broker information and the following for Sellers Agent:

Home Star Realty Advisors, LLC	9006963
Sellers Agent: Lynette Davis	0631893
lyn@lyndavis.com	936-522-8465
Supervisor: Christopher Davis	0514848
chris@homestarrealtors.com	832-620-1670
1916 Orkney Lane	936-978-0732
Conroe, TX 77301	
9. Please email all documents in PDF format only. We confirm receipt of all offers when received.

Thank you for your interest in this listing. We look forward to working with you!