



# BERKSHIRE HATHAWAY

HomeServices

Don Johnson, REALTORS®

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**Suzanne Jupe Puente**

*Capturing The Hill Country Spirit*

## OFFER INSTRUCTIONS

Please review the following instructions for sending in a complete offer.

- Complete Offers: Notify Suzanne by text or phone call **(830-708-7199)** that the offer was sent by email ([SuzzRealtor@gmail.com](mailto:SuzzRealtor@gmail.com))
- Include the listing broker firm and listing agent on the contract as:

**BHHS-Don Johnson Realtor**  
**1171 Gruene RD, Ste.101**  
**New Braunfels, TX 78130**

Licensed Broker ID# **274139**  
Licensed Supervisor: **Brian Johnson**  
Licensed Supervisor License # **596410**  
Listing Agent **Suzanne Jupe Puente**  
Listing Agent License # **485865**  
Phone # **830-708-7199**  
Listing Email [SuzzRealtor@gmail.com](mailto:SuzzRealtor@gmail.com)

- Thank you so much for your interest in my listing. I will acknowledge receipt of the offer. My goal is to get an answer to you within 24 hours or sooner.
- All offers must have copies of the Earnest Money, Option Check, prequal letter or proof of funds.
- For a complete offer please check the listing for attached disclosures and addendums (seller disclosure, survey, LBP addendum, septic disclosure) in the associated documents. The signed documents need to be attached to the offer.

- Earnest Money is **1 %** of the offer price or a minimum of **\$500**. **Deliver to Stewart Title in New Braunfels**
- Option fee is **\$150** for **7** days or **\$250** for **10** days, Deliver to BHHS, Don Johnson Realtors in New Braunfels
- All inspections are to be setup through CSS **210-222-2227**
- Title company will be
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**Providence Title**

**Cheryl Seidel**

**1171 Gruene Rd, Ste 104**

**New Braunfels TX 78130**

[CherylSeidel@protitletx.com](mailto:CherylSeidel@protitletx.com)

**830-620-1110**

**BUYERS INSTRUCTION:**

**Please, pre-schedule any inspections at the earliest date within the option period. You can always cancel if not needed. For a faster and better response to repair requests, please submit during the week so the seller has time to contact a contractor for bidding.**

**Please submit receipted contract to mortgage lender as soon as possible.**