

*Danyelle*  
**D A N I E L**  
**R E A L E S T A T E**  
INTEGRITY, COMMITMENT AND RESULTS

To Potential Buyer's Agent:

Prior to sending an offer, please text 210.722.0500 or email [ddanielrealtor@gmail.com](mailto:ddanielrealtor@gmail.com) Monday – Friday 9:00 am – 5:00 pm to be sure that this property is still available. It is our policy to inform any potential Buyers of other offers, either expected, or in negotiation.

The Seller(s) and I request that you would use Presidio Title, 1202 W Bitters Bldg 1, San Antonio, TX 78216; Escrow Officer: Brandi Dorn (210) 757-9500 email [bdorn@presidiotitle.com](mailto:bdorn@presidiotitle.com).

**Listing Broker Firm: Keller Williams Heritage Lic # 488746**

**Listing Associate: Danyelle Daniel License # 547708**

**[ddanielrealtor@gmail.com](mailto:ddanielrealtor@gmail.com)**

**210.722.0500**

**Licensed Supervisor: Lisa Munoz Lic # 488746**

**1717 N Loop 1604 E San Antonio, TX 78232**

We often utilize the TAR form "Seller's Invitation to Buyer to Submit New Offer" when responding to an offer that is not acceptable rather than providing a counter. **Any verbal, email or text responses should be received by the buyer's agent as an invitation to resubmit a new offer and not as a counter.**

It is our policy to present complete offers which include all documents listed below. We desire to present offers as soon as possible unless seller prefers otherwise and will notify you of the timeline once all documentation is received. In the case of multiple offers, we present all offers and the Seller determines how to respond, whether to give an opportunity for highest and best and what offer deadline to provide, as applicable. Our goal is to be fair to all parties. Please email your complete offer to [ddanielrealtor@gmail.com](mailto:ddanielrealtor@gmail.com) and be sure to call to let us know it is coming.

When sending an offer, please include the following:

- Signed Seller's Disclosure and the On Site Septic Disclosure, if applicable
- Pre-Approval Letter with verification of assets/funds in writing and with Loan Officer contact information and authorization to discuss the Buyer's status and ability to close by the proposed closing date OR Proof of funds for cash offers
- All necessary Addendums, such as
- Third Party Financing with number of days indicated
- Addendum Concerning Right to Terminate Due to Appraisal (we prefer use of this form so

Keller Williams Heritage 1717 N Loop 1604 E, San Antonio, TX 78232 Cell: 210-722-0500  
Fax: 210-638-6060 Email: [ddanielrealtor@gmail.com](mailto:ddanielrealtor@gmail.com) Website: [www.yourplacetocallhome.com](http://www.yourplacetocallhome.com)

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that the seller knows the buyer's position if the property does not appraise)

Addendum for Property Subject to Mandatory Membership in Owner's Association if applicable

Lead Based Paint Addendum if applicable. Please be sure that **one of the boxes under C is checked**

and that D1 is checked if seller has provided reports. In addition, **D2 must always be checked** on every LBP addendum. Both agent and buyer must sign and **DATE** the addendum.

Non-Realty Item Addendum, if applicable

Disclosure of Relationship with Residential Service Company - **if an intermediary**. Please check one of the boxes on the buyer side. Buyer's Agent and BUYER must both sign.

Intermediary Relationship Notice – if you are a KW Heritage agent.

If your offer is being made after 5:00 pm on Friday or on a holiday, please prepare your buyer that it is possible that you may not receive a response until Monday or in the case of holidays on the following business day.

Thank you so much for inquiring about this listing! I look forward to doing business with you!!

*Danyelle Daniel*