

# THE CASTILLO GROUP | OFFER INSTRUCTIONS

PLEASE SEND ALL OFFERS TO: **OFFERSHTX@CASTILLO-GROUP.COM**  
FOR ANY QUESTIONS, PLEASE CALL OUR LISTING MANAGER @ **210.817.1700**

SELLER(S) NAME: **SCOTT C. BRADDOCK & ANNA VENARDOS**  
EXCLUSIONS: **NA**

FOR SELLER'S DISCLOSURE, SURVEY & T47 PLEASE SEE ADDITIONAL DOCS IN MLS LISTING. IF WE DO NOT HAVE ANY DOCUMENTS ATTACHED WE DO NOT CURRENTLY HAVE THEM ON FILE, PLEASE PROVIDE ENOUGH TIME FOR US TO RECEIVE THEM FROM OUR SELLER ON THE CONTRACT.

ANY AND ALL OFFERS **MUST** INCLUDE A PRE-APPROVAL LETTER OR PROOF OF FUNDS. AN OFFER WILL BE DEEMED INCOMPLETE AND **WILL NOT** BE PRESENTED WITHOUT THE NECESSARY FINANCIAL DOCUMENTS.

TO INCREASE YOUR BUYERS CHANCES OF GETTING THEIR OFFER ACCEPTED WE RECOMMEND THE FOLLOWING TERMS:

- **1%** EARNEST MONEY
- **10** Days for Survey
- **7 DAY** OPTION PERIOD AND **\$250.00** OPTION FEE
- IF FINANCING, THIRD-PARTY FINANCING APPROVAL PERIOD **14 DAYS**.
- THE FOLLOWING LANGUAGE IN SPECIAL PROVISIONS:
  - **T-47 to be furnished to the buyer at closing**
- IF THERE IS A MANDATORY HOA, PLEASE SELECT **OPTION 4**. (PLEASE INCLUDE MULTIPLE HOA ADDENDUMS IF THERE IS MORE THAN ONE HOA). CHOOSING THIS OPTION WILL STILL ALLOW THE BUYER TO RECEIVE A COPY OF THE STATEMENT OF ACCOUNTS REQUIRED TO CLOSE THIS TRANSACTION. IF YOUR CLIENT IS NOT OKAY WITH OPTION 4, PLEASE GIVE AT LEAST **21 DAYS** FOR HOA.

OUR CLIENT'S PREFERRED TITLE COMPANY IS:  
**ENVISION TITLE - KATY ATTN. STACEY GARZA OLIVA**  
**23302 W FERNHURST DR SUITE 300, KATY, TX 77494**  
**346.338.9504 | STACEY.OLIVA@ENVISIONTITLETEXAS.COM**

TO SAVE TIME PLEASE INPUT THE FOLLOWING INFORMATION ON PAGE 9  
LISTING BROKER: **KELLER WILLIAMS CITY VIEW LIC: 547594**  
LISTING ASSOCIATE: **LEANN ACUNA LIC: 658683**  
LISTING ASSOCIATE EMAIL: **TRANSACTIONS@CASTILLO-GROUP.COM** PHONE: **210.817.1700**  
LIC SUPERVISOR: **TONY ZAMORA JR. LIC: 537135** PHONE: **210.696.9996**  
ADDRESS: **15510 VANCE JACKSON SAN ANTONIO TX 78249**