



Agent Offer Instructions: *14602 Bradford Colony Dr., Houston, TX 77084*

Paragraph 1 (Sellers): Robert McCorkle and Ellen McCorkle

Paragraph 2.D (Exclusions): None

Paragraph 5.A (Title Info): Please call/text Jennifer Pampolina at 954-445-4443 for title information

Paragraph 6.C (Survey):

Seller has provided existing survey attached to listing.

Paragraph 10.A (Possession):

According to a temporary residential lease (see temp lease attached to listing)

Page 8 (Broker Information):

Listing Broker Firm: Keller Williams Metropolitan

License No. 460373

Listing Associates Name: Shawn Manderscheid

License No. 463952

Team Name: Shawn Manderscheid Team

Listing Associate's Email Address: shawn@realestatehouston.com

Phone: 713-773-0195

License Supervisor of Listing Associate: Lori Tillman

License No. 403587

Listing Broker's Office Address: 5050 Westheimer Rd Ste 200
Houston, TX 77056-5634

Phone: 713-621-8001

Please also submit with offer:

-Pre-qualification letter or proof of funds

-Signed Documents: Seller's Disclosure, Third Party Financing, MUD Notice, HOA Addendum, Seller Temporary Lease

-Please provide a breakdown of offer details in the email:

Sales Price:

Loan Information: Down payment, type of loan, loan contingency time frame

Title Company:

Amount of Earnest Money:

Title Policy: who pays

Survey: who pays

Home Warranty:

Closing Date:

OP: Amount and for how many days

Seller Contribution towards expenses: if applicable

Non-Realty Items: If applicable



SELLER'S TEMPORARY RESIDENTIAL LEASE

- 1. PARTIES: The parties to this Lease are _____ (Landlord) and _____ (Tenant).
2. LEASE: Landlord leases to Tenant the Property described in the Contract between Landlord as Buyer and Tenant as Seller known as _____ (address).
3. TERM: The term of this Lease commences on the date the sale covered by the Contract is closed and funded and terminates 5 days after closing, unless terminated earlier by reason of other provisions.
4. RENTAL: Tenant shall pay to Landlord as rental \$ _____ per day (excluding the day of closing and funding) with the full amount of rental for the term of the Lease to be paid at the time of funding of the sale.
5. DEPOSIT: Tenant shall pay to Landlord at the time of funding of the sale \$ _____ as a deposit to secure performance of this Lease by Tenant.
6. UTILITIES: Tenant shall pay all utility charges except N/A which Landlord shall pay.
7. USE OF PROPERTY: Tenant may use the Property only for residential purposes.
8. PETS: Tenant may not keep pets on the Property except THOSE CURRENTLY ON PROPERTY.
9. CONDITION OF PROPERTY: Tenant accepts the Property in its present condition and state of repair at the commencement of the Lease.
10. ALTERATIONS: Tenant may not alter the Property or install improvements or fixtures without the prior written consent of the Landlord.
11. SPECIAL PROVISIONS: TENANT RESERVES THE RIGHT TO TERMINATE LEASEBACK EARLY AT THEIR DISCRETION.
12. INSPECTIONS: Landlord may enter at reasonable times to inspect the Property.
13. LAWS: Tenant shall comply with all applicable laws, restrictions, ordinances, rules and regulations with respect to the Property.
14. REPAIRS AND MAINTENANCE: Except as otherwise provided in this Lease, Tenant shall bear all expense of repairing and maintaining the Property, including but not limited to the yard, trees and shrubs, unless otherwise required by the Texas Property Code.

Initialed for identification by Landlord _____ and Tenant _____

TREC NO. 15-6

- 15. INDEMNITY:** Tenant indemnifies Landlord from the claims of all third parties for injury or damage to the person or property of such third party arising from the use or occupancy of the Property by Tenant. This indemnification includes attorney's fees, costs and expenses incurred by Landlord.
- 16. INSURANCE:** Landlord and Tenant shall each maintain such insurance on the contents and Property as each party may deem appropriate during the term of this Lease. NOTE: CONSULT YOUR INSURANCE AGENT; POSSESSION OF THE PROPERTY BY SELLER AS TENANT MAY CHANGE INSURANCE POLICY COVERAGE.
- 17. DEFAULT:** If Tenant fails to perform or observe any provision of this Lease and fails, within 24 hours after notice by Landlord, to commence and diligently pursue to remedy such failure, Tenant will be in default.
- 18. TERMINATION:** This Lease terminates upon expiration of the term specified in Paragraph 3 or upon Tenant's default under this Lease.
- 19. HOLDING OVER:** Tenant shall surrender possession of the Property upon termination of this Lease. Any possession by Tenant after termination creates a tenancy at sufferance and will not operate to renew or extend this Lease. Tenant shall pay \$ **250.00** _____ per day during the period of any possession after termination as damages, in addition to any other remedies to which Landlord is entitled.
- 20. ATTORNEY'S FEES:** The prevailing party in any legal proceeding brought under or with respect to this Lease is entitled to recover from the non-prevailing party all costs of such proceeding and reasonable attorney's fees.
- 21. SMOKE ALARMS:** The Texas Property Code requires Landlord to install smoke alarms in certain locations within the Property at Landlord's expense. Tenant expressly waives Landlord's duty to inspect and repair smoke alarms.
- 22. SECURITY DEVICES:** The requirements of the Texas Property Code relating to security devices do not apply to a residential lease for a term of 90 days or less.
- 23. LANDLORD'S FLOODPLAIN AND FLOOD NOTICE PURSUANT TO §92.0135, TEXAS PROPERTY CODE:** Landlord has delivered to Tenant Landlord's Floodplain and Flood Notice (TREC NO. 54-0 or other compliant notice).
- 24. CONSULT YOUR ATTORNEY:** Real estate licensees cannot give legal advice. This Lease is intended to be legally binding. READ IT CAREFULLY. If you do not understand the effect of this Lease, consult your attorney BEFORE signing.
- 25. NOTICES:** All notices from one party to the other must be in writing and are effective when mailed to, hand-delivered at, or transmitted by facsimile or electronic transmission as follows:

To Landlord: _____

To Tenant: _____

Telephone: _____

Telephone: _____

Facsimile: _____

Facsimile: _____

E-mail: _____

E-mail: _____

 Landlord

 Tenant

 Landlord

 Tenant



The form of this contract has been approved by the Texas Real Estate Commission. TREC forms are intended for use only by trained real estate licensees. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not intended for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>) TREC NO. 15-6. This form replaces TREC NO. 15-5.