



Alex Soules
Realtor

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<https://alejandrosoules.lptrealty.com/>



Contract and Title Information

- **Seller:** Linda Dugas-Katen
- **Property:** 3323 Kentwood Drive, The Woodlands, Texas 77380
- **Earnest Money:** 1%
- **Preferred Title Company:** (Contact Listing agent for information)
- **Exclusions:** None
- **Non-Realty Addendum:** None
- **Forms to include with the offer:**
 - One to Four Family Residential Contract (Fill out Client contact info for Title Company's use)
 - HOA addendum signed
 - MUD Addendum signed
 - Third Party Financing Addendum (excluded for cash sale)
 - Seller disclosure notice
 - Disclosure of Relationship with Residential Service Company
 - Lead – Based paint and Lead Based Paint Hazards addendum (If applicable)
 - Information about Special Flood Hazard Areas (if applicable)
 - If **Third Party Financing Required:** Up to date pre-qualification Letter
 - If **Cash Offer** - Copy of Bank Statement, Letter from a 1031 Exchange as proof of funds
- **Termination Option:**
 - Option Fee: \$175
 - Option Period: 7 days maximum

Information about Seller's Agent:

Agent: Alejandro Soules-Lara Lic Num: **653475**
Broker: LPT Realty, LLC Lic Num: **9012763**
Address: 1400 S. International Pkwy
Lake Mary, Florida, 32746
Supervisor: Rodney Henson Lic Num: **457024**

Notes for Buyer's Agents:

1. Seller will select the **Highest and Best Offer**
2. **Appliances included:** All appliances included

Please Copy on all correspondence

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