

## **Offer instructions for 1201 Bering Dr. #2, Houston, TX 77057**

Thank you very much for your interest and we look forward to receiving your offer! Please contact Kelley Busby, 713.724.1915, [kelley@kelleybusby.com](mailto:kelley@kelleybusby.com), with any questions.

***All offers must be submitted with a Proof of Funds letter (if cash buyer) or a Pre-Approval letter from a Lender where credit, income, and assets have been verified. Earnest money must be at least 1% of sales price. Option (minimum) = \$200 for 7 days or \$250 for 10 days.***

**Please contact listing agent for important information PRIOR to submitting offer for Buyer with any FINANCING. Recent sales have been cash, conventional financing and a VA loan. Listing agent can provide contact info of mortgage lenders who have provided recent financing.**

**Contract type: TREC Residential Condominium Contract (Resale) – form rev. 11/7/2022**

### **Paragraph**

- 1.Seller(s): Thomas N. Tanner Revocable Trust
- Seller Signatures:** Thomas N. Tanner, Trustee
2. A (1): Condominium Unit Unit: 2, in Building: A of .007246 Seven Oaks T/H Condo
- Parking areas assigned to Unit: attached 2 car garage
2. A (4): Exclusions None
2. B (2) 25 days for a 30-day close, or within 14 days of closing. (Docs can take up to 10 business days or 15+ calendar days. KRJ uses a 3<sup>rd</sup> party co.)
2. C (2) 25 days for 30-day close, or within 14 days of closing. (Resale certificate can take 10 business days or 15+ calendar days; same as above.)
2. D FYI, per HOA Board member, Seven Oaks does NOT exercise a Right of First Refusal
- 5 A. Earnest Money & Option: At least 1% of sales price. Please contact listing agent for seller's preferred title company and information (if seller pays for title). \$200 - \$250 option fee MINIMUM.
- 5 B. Termination Option: 10-day option period maximum. Option period expires at 5 p.m. on the last day.
6. A. Title Policy: Same as above. If seller pays for the title policy, please contact listing agent for preferred title company and information.
6. C. Objections: Within 5 or less days.
7. B. (1) Seller's Disclosure: Please check Buyer has received the (Seller's Disclosure) Notice (provided in MLS).
7. D. (1) Acceptance of Property Condition: Unless there is something specific the Buyer wants completed, check Buyer accepts the property AS IS.
10. A. Possession: Buyer's possession upon closing and funding.
12. A. (3) Settlement and Other Expenses: "Buyer shall pay any and all Association fees, deposits, reserves and other charges resulting from the transfer of the Property not to exceed **\$300.00** and Seller shall pay any excess. This paragraph does not apply to: (i) regular periodic maintenance fees,

assessments, or dues (including prepaid items) that are prorated by Paragraph 13, and (ii) costs and fees provided by Paragraph 2.”

(The transfer fee is \$300 + the management company requires 2 months of pre-paid HOA fees paid at closing (\$616.16) by the Buyer. Seller pays \$360 for the Resale certificate, legal docs and may have to pay for an updated Statement of Account if received more than 14 days prior to closing.)

21. Notices: Please include physical address, phone number and e-mail address for Buyer.

Please complete: To Seller at: phone: 281.839.6320 and e-mail  
[tomtanner814@gmail.com](mailto:tomtanner814@gmail.com)

22. Agreement of Parties: Check boxes for applicable addenda and attach as necessary:

Third Party Financing Addendum – see details below

Other (list): write in Non-Realty Items Addendum – see details below

Page 9: Broker Information: Please complete Other Broker Information in full and the following:

- Listing Broker firm: Keller Williams Realty Metropolitan, Broker license # 460373
- Check appropriate box/es: Buyer only as Buyer’s Agent, Seller and Buyer as an Intermediary (if buyer’s agent is in KW Met office) and/or Seller only as Seller’s agent
- Listing Associate’s Name: Kelley Busby, License # 496681  
E-mail: [kelley@kelleybusby.com](mailto:kelley@kelleybusby.com), Phone: 713.724.1915  
Licensed Supervisor: Lori Tillman, License # 403587  
Office Address: 5050 Westheimer, Ste. 200, Houston, TX 77056  
Main Phone: 713.621.8001

Listing Broker agrees to pay Other Broker 3% if a member of HAR MLS. (2% if NOT a member of HAR MLS.)

**Please download disclosures from listing and have Buyer sign and/or initial as indicated:**

- **Seller’s Disclosure: Please have Buyer initial bottom of each page, and please make sure Buyer’s signature, printed name and date is included on bottom of pg. 6.**

**Please attach the following:**

- **Third Party Financing** (if needed) (TXR 1901 rev. 11/7/22): Please check with buyer’s lender regarding FHA or VA financing as Seven Oaks Condos isn’t listed on the FHA approval list.  
1A. Conventional Financing: If (1) is checked, please write in interest % of not more than 1% of current interest rate. 2. Approval of Financing: A. Buyer Approval: If first box is checked, Buyer may give written notice to Seller within **21** days (maximum) after the effective date of the contract... (The Buyer should have Buyer approval (not Property Approval) before or shortly after contract execution.)
- **Non-Realty Items Addendum** (TXR 1924, 10/11) – *Please write refrigerator and microwave and 3 barstools (in kitchen), and washer and dryer (in garage).*

**Thank you and good luck!**