

# Suggestions When Submitting Your Client's Offer

**Address of Property:** 4811 OLD OAK DRIVE, RICHMOND, TX 77406-9669

**Seller(s):** DAVID L LENDERMAN, SUE H WATSON

- **Legal Description:** WOODS EDGE SEC 3, LOT 220, ACRES 1.76
- **Paragraph 2D, Exclusions:** None
- **Paragraph 5A:** 1% Earnest Money / Option Fee - *Your discretion*
- **Paragraph 5B:** Option Period - *Your discretion*
- **Title Company:** Please contact Lauri for more information - 713.254.5643
- **Paragraph 6A8, Title Policy:** If the survey is to be amended, it will be at the Buyer's expense.
- **Paragraph 6C, Survey:** If the Seller has a survey, it will be provided along with the T-47 affidavit. If the Seller does not have a survey, please check #2 - Buyer will purchase.
- **Paragraph 6D, Objections:** No more than 3 days.
- **Paragraph 9: Closing:** Seller prefers Monday - Thursday.
- **Paragraph 21, Notices:** Complete with the Buyer's and Seller's information.
- **Financing Addendum:** No more than 15 days.
- **HOA:** The HOA Addendum MUST be provided by the Buyer's agent as it is an extension of the contract. Please allow a minimum of 15 days for the return of the HOA/Resale Certificate, if applicable.
- **Non-Realty Items Addendum:** Fridge in Kitchen, Fridge in Bonus Room, Wine/Beverage Fridge in Kitchen
- Include all documents that are uploaded on the MLS with the buyer's signature(s)/ initials.
- Preapproval/ Proof of Funds must be submitted with the offer.
- **Completely fill in all information in your offer and use N/A's when no information is entered.**

\*\*\* These are just suggestions and hopefully helpful to the newer agents.

Please email your client's Purchase Offer to:

**Lauri Wilson**

**L.Wilson.CBA@gmail.com**

Kindly place the Property Address in the subject line for a quicker response.

**Listing Broker Firm:** CB&A, Realtors / License #: 9001502

**Represents:** Seller only as Seller's agent

**Listing Associate's Name:** Lauri Wilson / License #: 0734620

**Listing Associate's Email Address:** L.Wilson.CBA@gmail.com

**Phone:** 713.254.5643

**Licensed Supervisor of Listing Associate:** Chance Brown / License #: 0605395

**Listing Broker's Office Address:** 25722 Kingsland Blvd., # 209, Katy, TX 77494

**Phone:** 832.678-4770

**Lauri Wilson**



713.254.5643



L.Wilson.CBA@gmail.com

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*Thank you* 