

Suggested Terms and Instructions for Offers
5218 Piping Rock Lane

Please submit offers to Philip.alter@sothebyshomes.com

- **Contract Type:** Texas Association of Texas Builder's Contract
- **Paragraph 1 (Owner of Record) Sherpa Construction LLC**
Paragraph 2 (Property) – LT 6 BLK 2 Del Monte SEC 2
Paragraph 4(A) Earnest Money): Buyer shall deposit amount TBD with Title Company. Contact listing agent for preferred Title Company and closer. (Option Fee) – N/A
Paragraph 4(B) (Financing) – Check the applicable box
Paragraph 6(A) – Contact listing agent for preferred Title Company for Title Policy. Check - Buyer's expense an owner policy of title insurance.
Paragraph 6(C) – Seller DOES NOT have reusable survey. Buyer to provide new survey at buyer's expense. Check -Buyer may obtain a survey from a third-party surveyor.
Paragraph 7 (B) – Home DOES have a mandatory HOA
Paragraph 11 (B) - Check – Builder will also provide a third-party warranty.

Provide proof of funds for down payment

Provide approval letter from lender

3% commission to Buyer's Agent

Listing Broker: Martha Turner | Sotheby's International Realty

License Number: 307280

Listing Agent: Philip Alter, License Number 485349, Phone: 713.818.9538

Licensed Supervisor: Paul Silverman, License Number 0477073, Phone: 713.558.9222

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