



Offer Instructions

2406 Broad Timbers Dr, Houston, Texas, 77373

If you are going to make an offer on this beautiful home, please use the existing and uploaded disclosures.

Sellers: Eugene and Carolyn Newcomer

If Seller pays title, please contact agent for title company name and address.

Exclusions: Home Furnishings, appliances, cameras and Security System NOT included BUT negotiable.

Earnest Money: Minimum 1% of the sale price

Option Money: Minimum \$50 per day/max 10 days.

Survey: Buyer to purchase new one

Special Provisions to reflect:
NA

Disclosures: SD, HOA, MUD

IMPORTANT NOTE: Must include a Pre-approval letter with acknowledgment of income and credit verified by lender dated no more than 30 days or proof of funds to show the name of buyer dated no more than 14 days and account number blacked out.

Please call us if you have any questions and thank you for helping us connect our seller with your buyer!

Coldwell Banker Realty 420132
Listing Broker Firm License No.

represents Seller and Buyer as an intermediary
 Seller only as Seller's agent

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Listing Associate's Name License No.

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