



Thank you for submitting an offer on my listing.

Please include the following documents with your offer to ensure a smooth transaction.

- Pre-Approval Letter with Buyer's name
- For a cash offer, please include verification of funds information
- One to Four Family Residential Contract (TREC 1601)
- Seller Name - **Shirley Kay Sack, by Christine Davis Beasley, as agent**
- Legal Description - **LT 105, EPERNAY SEC 6**
- Exclusions - **NONE**
- Third Party Financing Addendum, **if applicable (21 days maximum)**
- Title Company – **CONTACT AGENT FOR SELLER'S PREFERRED TITLE COMPANY**
- Survey - **BUYER TO PAY FOR NEW SURVEY**
- Mandatory Membership (TREC 1922) - **Creative Management Company, 713/772-8655**
- Earnest Money - **1% of Sales Price**
- Objections - **3 DAYS**
- Option Fee: **\$250 FOR 7 DAYS (Minimum) or 10 DAYS (Maximum)**
- Please provide contact information of your client for Notices

Required Buyer TREC Disclosures to Accompany all Offers:

- IABS (TAR 2501)
- Seller's Disclosure (TXR 1406)
- Broker Notice to Buyer (HAR 410)
- General Information and Notice to Buyers and Sellers (TAR 1506)
- Information About Special Flood Hazard Areas (TAR 1414)
- Information About Property Insurance for a Buyer or Seller (TAR 2508)
- Information About Wire Fraud Notice (TAR 2517)

Listing Broker Information:

- Broker: Meadows Property Group, 8588 Katy Freeway, Ste. 106, Houston, TX 77024
- Office Phone: 713-673-8263
- Broker License Number: 9005838
- Supervisor: Erin Meadows, License Number: 605969
- Listing Agent: Susan Hays, License Number: 394091
susie@meadowspropertygroup.com
Cell Phone 281-705-0316