



AGENT OFFER INSTRUCTIONS:

- 1) Submit offer to Angela Bradley at AngelaBradleyTeam@gmail.com and text (830) 499-3555 after emailing.
- 2) Owners - James M Arledge, Connie Arledge
- 3) Buyer Contact Information under Section 21 must be completed.
- 4) Broker Information - ZAZA Real Estate (LIC # 9012451)
Listing Agent - Angela Bradley (LIC # 678482) e: AngelaBradleyTeam@gmail.com m: (830) 499-3555
Supervisor - Courtney Schneider (LIC # 568588) e: Courtny@ZAZARealEstate.com m: (210) 468-8881
Address - 2348 Gruene Lake Dr, Suite C, New Braunfels, TX 78130
- 5) Please include Pre-Qualification Letter from Lender or Proof of Funds.
- 6) Suggested Earnest Money is 1%
- 7) Title Information - Toledo Bend Title, Tammy Menard - Escrow Agent
155 S Texas St
Hemphill, Texas 75948
Ph: (409) 787-3161
tammymenard@ustitleco.net
- 8) Survey & T47 available for Lots 7 & 8; Buyer to purchase new if required.
- 9) Exclusions - Washer, Dryer & Wall Mounted TV and Bracket in Living Room
- 10) Non-Realty Items to convey - Fridge in Kitchen and Red Cedar Outdoor Furniture at Boathouse
- 11) LEGAL DESCRIPTIONS - Includes Lot 7, 8 and 40
- 12) Sabine River Authority (SRA) has a lease in place that is approx \$106/year. Buyer should be made aware of this lease and to contact SRA with any questions.

**I LOOK FORWARD TO WORKING WITH YOU!
THANK YOU FOR YOUR OFFER!**