



Thank you for submitting an offer on my listing. Please include the following documents with your offer to ensure a smooth transaction.

\*\*\* A pre-approval letter with the buyer's name or a verification of funds a cash offer.

- One to Four Family Residential Contract (TREC 1601)
- Seller's – **FLAMINGO, LLC.**
- Legal Description –**ABST 628 M B MENARD SUR PT OF LOTS 11& 12 (11-2) BLK 47 DEN**
- Exclusions – **See Exclusions attachment**
- Third Party Financing (if applicable)
- Title Company – **SELLER HAS PREFERRED TITLE COMPANY – CONTACT AGENT**
- Survey – **BUYER TO PAY FOR NEW SURVEY**
- Mandatory Membership in HOA (TREC 1922) – **N/A**
- Earnest Money – **1% OF SALES PRICE**
- Objections – **3 DAYS**
- Option Fee - **\$250 FOR 7 DAYS (Maximum)**
- Please provide contact information of your client (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 Buyer's and Seller's (TAR 1506)
- Information About Flood Hazards (TAR 1414)
- Information About Property Insurance (TAR 2508)
- Information About Wire Fraud Notice (TAR 2517)

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- Listing Broker – Meadows Property Group, 8588 Katy Freeway Ste 106, Houston, Texas 77024
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- Supervisor – Erin Meadows – License #605969
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