
Instructions for Submitting Offers

Dear Agents: In an effort to address common contract questions and expedite your buyer's offer, please reference the guidelines below. We truly appreciate your buyer's interest in this listing.

Sales Contract page information:

- ❖ **Page 1:** HCAD, Owner (Seller) Name: Nicasio A LLanas
- ❖ **Page 2:** Please use seller's preferred Title Company: **Independence Title**, Karina Delgado, Escrow Officer, TX License #1896825 / ITC License 229885, 10077 Grogans Mill Rd, Suite 260, The Woodlands, TX 77380, Phone # 832-838-8905 and Fax #832-838-8906
**** Call title company for the various options to pay the earnest money and option fee ****
- ❖ **Page 3:** Seller has an existing Survey o , however if existing Survey is not approved by the Title Company or if the buyer prefers to purchase a new Survey, this could be at buyer's expense. The seller will not pay to amend or delete.
- ❖ **Page 5:** A. Selling Agent is related to Seller and licensed in the state of Texas.
- ❖ **Page 10:** Broker information:
 - Listing Broker: Four River's Realty, LLC – License # 9010664
 - Check box: "Seller only as Seller's agent"
 - **Listing Agent's Name:** **Maria C LLanas** – License #761676
 - **Listing Agent's Email & Phone:** **maria.4riversrealty@gmail.com** – **(713) 922-0425**
 - Licensed Supervisor: Rosa Borbolla – License # 510930
 - Listing Broker's Office Address & Phone: 19914 Shavon Spring Dr, Spring TX, 77388 – (832) 372-5559

Include Pre-Approval Letter and Third-Party Financing Addendum (if financing), or Proof-of- Funds (if paying cash).

- ❖ Buyer(s) must sign ALL addendums and notices from the MLS listing:
 - Seller's Disclosure
 - Homeowner Association Addendum (HOA)
 - Water District Notice: Notice to Purchaser
 - Listing agent's broker information (IABS) (Broker Requirement)
 - Lead-Based Paint Addendum (LBPA) (If home was built prior to 1978)

Please note: Utilities will be disconnected the day of closing and funding so the Buyer(s) should set up utilities in their name in order to have the utilities activated on their scheduled closing date or move-in date.

Please submit all offers and documentation to MARIA C LLANAS at maria.4riversrealty@gmail.com
Any questions please text or call Maria C LLanas at **(713) 922-0425**