



**Om Realty Group**  
**Broker: Vijaianand Thirunageswaram**  
**License#: 9006744**

## **Seller Offer Instructions**

### **Property Address**

**11102 Sageriver dr, Houston, TX 77089.**

**Property Legal Description: LT 8 BLK 23 SAGEMONT SEC 5**

**Contract type: TXR-1601/ TREC No. 20-17 – One to Four Family Residential Contract (Resale)**

**Offer Instructions: All offers must include proof of funds. All documents are to be sent in 1 email only.**

**1. Paragraph 1: Seller's name: **Almuk Realty LLC****

**Paragraph 2A: Legal description – LT 8 BLK 23 SAGEMONT SEC 5**

- a. **Exclusions:** None
- 2. Paragraph 5: Earnest Money** – The buyer to deposit a minimum of atleast 1% of the sale price as earnest money with the title company.
  - a. **Title Company:** Fidelity National Title Company, 2333 Town Ctr Dr, #200, Sugar land, TX 77478
  - b. **Option fee:** \$ 75/day and a maximum of 5 days only.
- 3. Paragraph 6. Title Policy and Survey :**
  - a. **6.A.** Title policy – Buyer's expense
  - b. **6.A.(8):** If the buyer elects to have the amended policy with boundary coverage, it will be at the buyer's expense.
  - c. **6.C.2:** Survey- Within 15 days . The buyers will need to purchase a new survey.
  - d. **6.D:** Objections: Residential use within 5 days.
- 4. Paragraph 7. Property Condition:**
  - a. **7.B.** Seller's disclosure has been provided (uploaded with the listing)
  - b. **7.D (1)-** Buyer accepts the property "as is"
  - c. **7.H.** Residential service contracts: N/A
- 5. Paragraph 11. Special Provisions: None or N/A.**
- 6. Paragraph 21. Notices:** - Please include email address for buyer and for both the listing and buyer's agent. Listing agent email address: hirenpatani@gamil.com
- 7. Paragraph 22. Agreement of Parties** – Check applicable addenda (POA & Lead based paint) and add as necessary.
- 8. Page 10: Broker Information**
  - a. **Listing broker firm:** OM Realty Group, License # 9006744
  - b. **Listing associate's name:** Hiren Patani, License # 716329
  - c. **Associate's email address:** [hirenpatani@gmail.com](mailto:hirenpatani@gmail.com), phone: 832.576.366
  - d. **Licensed Supervisor of Listing Associate:** Vijaianand Thirunageswaram, License # 612107
  - e. **Listing broker office address:** 800 Bonaventure Way, Suite 134, Sugar land, TX 77479.
  - f. **Listing broker agrees to pay other broker:** 2% of sales price.
- 9. Third Party Financing Addendum:** Not to exceed 7 days.

***Looking forward to working with you and your client.***

**Office Address: Om Realty Group, 800 Bonaventure Way, #134, Sugar land, TX, 77479**  
**Office Phone: 281-912-3102 Fax: 281-402-6562 Email: omrealtygrouptx@gmail.com**