

## Offer Instructions

17919 Kathywood Drive | Tomball, TX 77377

- Seller: Kelly A. Derden
- If seller is asked to pay for the title policy, please use First American Title – 19515 Champion Forest Dr., Suite 100, Spring, TX 77379.
- \$250/ten-day minimum option period/1% minimum earnest money.
- Buyer to purchase new survey; there is no existing survey with the pool.
- Please utilize uploaded Seller's Disclosure with offer submission.
- If buyer chooses to see HOA docs/resale certificate in advance, provide a 14-day min timeframe, buyer responsible for payment. In Paragraph C. \$275.
- Please supply Non-Realty Items Addendum for any negotiated items.
- Please include the following for notices under Paragraph 21: seller: kad77@live.com, seller's property address, and suzanne@soldwithsuzanne.com; provide full info for buyer notices where indicated.
- Please provide proof of funds with redacted account numbers, or a pre-qualification letter from a lender with all contact information.

Please completely fill out broker info for a clean contract – see CB&A, Realtor's info below:

### Listing Broker Firm:

CB&A, Realtors – License 9001502  
10200 Grogan's Mill Road, Suite 125  
The Woodlands, TX 77380

### Listing Associate Info:

Suzanne Nobles – License 512088  
suzanne@soldwithsuzanne.com; phone (832) 493-4929

### Licensed Supervisor:

Chance Brown – License 605395

I look forward to working with you!