



Helpful information for an offer on: 10603 Heather Berry Lane, Cypress TX 77433

Sellers names: Marrena Anderson and Ryan Anderson

Property Legal Description: Lt 31 Blk 1, Towne Lake Section 43

Exclusions: primary bedroom chandelier and kitchen refrigerator- please see full list of items for sale as these can be purchased on a non realty item addendum.

Title Company: If seller to pay:

Old Republic Title: Tiffany Baranowski, 16341 Muescke Road, Suite 220 Cypress 77433

Note: If buyers want additional title coverage, please check at buyers expense

Option Period timeframe and fee: Ideally 7 days and at least \$50 a day

Earnest Money to be at least 1%

Survey: A survey and T-47 is provided. If rejected, than buyer pays for new one please.

Paragraph 7B1: check the box for "received" and please have clients fully initial and sign the Seller's Disclosure

Page 10 Information:

Texas Local Realty- License# 9011099

Licensed Supervisor: N/A

Associate: Kristy Kubala #636500

Phone: 832-922-1893 and E-mail is: Kristy@TexasLocalRealty.com

Office address is 10242 Greenhouse #102, Cypress, TX 77433

HOA Addendum: Please check box #4 and note the three expenses in relation to transferring. Seller is willing to split these fees 50/50 with the right offer.

Additional required documents:

Pre-Approval Letter/Proof of Funds

1-4 completed fully including broker information page

Third Party Financing if applicable

Notice to Purchaser of Real Property in a Water District signed by Buyer's

HOA Addendum signed by Buyer's

Broker Notice Buyer

Note: Their timeframe doesn't allow for a contingency.

Thank you for your time in putting together an offer on this beautiful home!