

## INCLUDE WITH YOUR OFFER

---

- Buyer pre-approval letter from lender (if applicable)
- Buyer proof of funds (if applicable)

## OFFER INFORMATION

---

- **Seller Name:** Bending Oak Properties, LLC
- **Legal Description:** Lot 23, TURKEY HOLLOW SUBDIVISION, according to the map or plat thereof recorded in Volume 2, Page 135, Plat Records, Hays County, Texas.
- **Title Policy:** Buyer to pay for their own title policy, mark Buyer's expense (6A)
- **Earnest Money:** 1% or more of the purchase price
- **Survey:** Buyer to purchase new survey if one is needed (6C1)
- **Residential Service Contract:** None
- **Closing Date:** No more than 30 days out
- **Option Period:** No option period
- **Buyer Approval (if applicable):** Verify interest rate with buyer's lender & mark 14 days or less for Buyer Approval Period (2A)
- **Seller Attorney:** Seller is represented by Fred Bayliss

## BROKER INFORMATION

---

- **Broker:** Steven Pittman (#0422561)
- **Agent:** Ryan O'Bannon (#0785454)
- **Email:** ryan@hometownbcs.com
- **Phone:** (979) 450-6456
- **Address:** 1500 University Oaks Blvd, College Station, Texas