

Offer Instruction

622 Oyster Creek Drive, Sugar Land, Texas, 77478

1. Sellers are: Langston James Thomas Jr & Langston Chien-Fan.
2. All offers with 3rd Party Financing must be submitted with a pre-approval letter to be considered. It must state income, assets, and credit have been verified, and we will need the contact information for the lender. The pre-approval letter MUST be up to date, within 7 days when giving the offer. The interest rate MUST be indicated in the letter as well.
3. All Cash Offers must have proof of funds attached to the Offer.
4. Please submit ALL Addenda in the document section, signed by the Buyer, to expedite the presentation of your Offer. Incomplete Offers will not be submitted until all Addenda are attached to your offer. If something is missing in the document section, please notify us immediately.
5. New Survey will be paid for at Buyer's Expense, so please be sure box 2 is checked in Section 6 (C) showing the buyer is paying for the new survey.
6. Closing Period: 30-45 days, Option Period is \$50 per day, Earnest Money approximately 1% of List Price.
7. Be sure to check Paragraph (1) on the Addendum Concerning the Right to Terminate Due to Lender's Appraisal.
8. Please submit copies of the Option Fee check and EM Check along with your offer.
9. Title Company: Prior to submitting an offer, please email realtorgsrylu@gmail.com for title company information. You may also text 832-660-2826.
10. Submit a Buyer Signed TXR 1414-Information About Special Flood Hazard Areas if the home is in any type of flood zone.
11. Special Provision: For all contracts, please add the following verbiage: "Full cash to close must be at the Title Company one business day prior to buyer and seller signing."
12. Broker Info: Please fill out completely on page 9 of the 1-4 form.

NB Elite Realty - License – 592599
1644 W Alabama St #100, Houston, TX 77006
[713-213-0000](tel:7132130000)
Gary Lu, My license is 641185.

All Offers submitted after 2:00 PM on Saturday will be presented to the Seller on the Monday following the weekend to allow us, and our clients, to spend time with our respective families. Email all offers to realtorgarylu@gmail.com