

# 5019 Settlement Drive, Sealy, TX 77474

Thanks for submitting an offer!

**HERE IS WHAT YOU NEED TO KNOW:**

**THE FOLLOWING DOCUMENTS ARE REQUIRED AND SHOULD BE INCLUDED WITH YOUR OFFER:**

- **Seller's Disclosure** signed by the seller and buyer (download from MLS docs)
- **Pre-Approval letter** from lender and/or proof of funds that matches or surpasses the offer amount.

**CONTRACT TYPE: TREC No. 20-16 / TXR 1601 One to Four Family Residential Contract (Resale)**

**PARAGRAPH 1 (Seller):** DAVID PENNER and PATRICIA PENNER

**PARAGRAPH 2(A):** **SETTLERS CROSSING SUBD SEC I LOT 38**

**PARAGRAPH 5 (A) (B)** (Earnest Money and Option Fee): 1% of sales price (minimum). Seller prefers option period no more than 7 days at a rate of \$100 per day. If the Seller is to pay for the owner's title policy, please call the Listing agent for Old 300 Title Company contact information, title is already open.

**PARAGRAPH 6 (A)(ii):** Please mark the "buyer" box if buyer wants the shortages in area amended.

**PARAGRAPH 6(C):** Check "Buyer's Expense" if a new survey is needed. – Survey is in the MLS docs; however, it does not include the 1200sf shop or the garden house.

**PARAGRAPH 6(D):** 3 days to review title commitment, exception documents and survey

**PARAGRAPH 6(E):** the Property IS subject to mandatory membership in a property owner associations. HOA docs are in the MLS

**PARAGRAPH 7(B):** Check box 1 - Seller's Disclosures are uploaded in the MLS docs

**PARAGRAPH 7(D)(2):** Check box 1 - buyer accepts property "As Is"

**PAGE 10: BROKER INFORMATION:** 3% commission to Buyer's agent

Listing Broker: Travis Abel License Number: 138700 "Seller only as Seller's Agent"  
220 N Meyer, Sealy, TX 77474

Listing Associate: Dee Anne Lerma License Number: 641717 Phone: (713)-302-2700

Licensed Supervisor: Diane Abel License Number: 455809 Phone: (281)-352-4983

Please submit all offers to: [dee@abelrealty.net](mailto:dee@abelrealty.net) or [deeannelerma@gmail.com](mailto:deeannelerma@gmail.com).

Please text or call Dee Anne when the offer is emailed so that we don't miss it. Thank you.

**SELLER WILL LEAVE THE REFRIGERATOR LOCATED IN THE KITCHEN**