

Offer Instructions from My Castle Realty Inc.--2515 Briarpark Drive Listing 2024

Contact for This Property: Edward (Ed) Socha, Realtor, (713) 562-6040, esocha@hotmail.com

Property Address: 2515 Briarpark Drive, Houston, TX 77042

Owner Name: Phillip A. Martin, a single man

Legal Description: Lt 201 BLK 8 Briargrove Park Sec 1

Exclusions: None

Title Company: The preferred title company is Priority One Title LLC, 14505 Torrey Chase Blvd, Houston, TX 77014

Broker Info: My Castle Realty Inc., License # 9003215, 10560 Northwest Frwy., Houston, TX 77092

Licensed Supervisor: Gary Bisha, License # 508227, Office Phone: 713-683-0054, Email: gary@mycastlerealty.com

Associate's Name (Listing Agent): Edward Socha, License # 686827, Office Phone: 713-562-6040, Email: esocha@hotmail.com

Please include the following with your offer:

Earnest Money: 1% check of purchase price payable to the title company

Option Period: 7 Day Maximum, \$50 per day fee, expiration at 5 pm last day of option period

For Cash Transactions: Proof of funds

For Transactions requiring financing: Lender's approval letter

Closing Preferences: 30 Day Close. Consideration for a 30-60 day close.

Title Insurance Fee Paid by Seller; New Survey Fee paid by Buyer(s)

Please also include the following notices and Addenda signed by the Buyer(s):

- Third Party Financing Addendum (if applicable) TAR 801
- Addendum for Property Subject to Mandatory Membership in a HOA TREC-36-8
- Seller's Disclosure Notice Signed by Buyer TAR 1406
- Information About Brokerage Services TREC OP-K
- Information About Special Flood Insurance for Buyer or Seller TAR 2506
- Non Realty Addendum TAR 192 (If Non- Realty Items are to be conveyed in the sale)
- Addendum for Seller's Disclosure of Information on Lead- Based Paint and Lead-Based Paint

Hazards as Required by Federal Law (Form ID: OP-L)