

Suggested Terms for an Offer on

26810 KINGSTON GLEN LANE, KATY, TEXAS 77494

Paragraph 1: Parties – Seller’s Names – Pravir Pokhriyal and Shilpa Pokhriyal

Paragraph 2.D.: Exclusions – no exclusions.

Paragraph 4.: No Leases affecting the property.

Paragraph 5: Earnest Money - Minimum 1% of Sales Price, Contact Listing Agent for Title Company.

Option Fee – Minimum \$250 – 7 days max

Paragraph 6.D.: Objections - 3 days to review title commitment.

Paragraph 6.E.(2): HOA - “IS” subject to mandatory HOA

[A **SAMPLE HOA document** is attached in the attachments, please feel free to use your own if you want your own terms and conditions.](#)

Paragraph 7.B.(1): Seller’s Disclosure - has received - download from MLS.

Seller’s Disclosure: Please sign on the last page only. (see docs in MLS)

Paragraph 7.H.: Residential Service Contract - fill in \$ amount OR zero

Paragraph 8.: Listing agent is not related to Sellers.

Broker Information (page 9): 2% commission to Buyer’s Agent

[Listing Broker: CB&A Realtors, License No 9001502](#)

[Licensed Supervisor: Chance Brown, License No 605395, 832-678-4770](#)

[Listing Associate: Vishal Patel, License No 674138, 832-361-9643, Email Add: vispat78@hotmail.com](#)

[Address: 25722 Kingsland Blvd, Suite 209, Katy, Tx 77494](#)

Third Party Financing Addendum: 18 days preferred (or less)

TAR 1414: Please have buyer sign document.

Please provide the lender’s approval letter and/or proof of funds.