



Thank you for your interest in: 113 Courageous Side Way, Magnolia, TX 77354

**Listing Agent information:**

Name: Bren McCormick Cell #: 832-433-3710 Email: bren@realizedproperties.com  
Lic#: 631512 Team Name: Realized Properties Team  
Office Address: 27922 Post Oak Run, Magnolia, TX 77355

Please use the address and licensed supervisor info below for pg10 of contract

Business Address: 9600 Great Hills Trl Ste 150w, Austin, TX 78759

Licensed Supervisor: Karen E. Richards Lic#: 508111

**Helpful information to consider when drafting an offer.**

Seller(s): Jeremy Evans and Lauren Evans

All offers must accompany a POF (proof of funds) or a pre-approval letter. Please make sure it includes the Loan Officer's contact information.

- S263890 - BLACK OAK 01 PARTIAL REPLAT NO 1, BLOCK 3, LOT 33
- Earnest Money: 1% of sales price  
Option Fee: \$350 for 7 days OR \$50 a day.
- Please contact me for open title company information.
- If additional coverage is wanted for shortages in area of survey, it will be a buyer's expense.

**Home's additional features to note:**

Completely owned Solar panels (\$71k value). Solar panels do not have a battery charger. The panels capture energy that go into the converters.

Entire house has a reverse osmosis water system. Balance of system will be paid at closing by owners

5-stage water treatment system is under kitchen sink and owned

Vivant alarm system with equipment balance that will be paid at closing by owners. New monitoring service and fees will have to be set up by buyers.

