

INSTRUCTIONS TO SUBMIT OFFER: 4734 Ivanhoe St, Houston, TX 77027

Please submit your highest and best offer. Attached you will also find the required addendum to the contract that will need to be included with your offer.

Seller name should be: [CITADEL SERVICING CORPORATION, DBA Acra Lending, Attorney in fact for Omaha Property Manager, A Delaware Liability Company.](#)

Seller does not have a survey. Buyer must purchase their own survey.

When submitting an offer for a foreclosed property on **item 7. PROPERTY CONDITION:** Section B.SELLER'S DISCLOSURE NOTICE PURSUANT TO §5.008, TEXAS PROPERTY CODE (Notice):

Box #3 must be selected: (3) The Seller is not required to furnish the notice under the Texas Property Code.

Title company information:

Patten Title Company - River Oaks, 4265 San Felipe St Ste. 400, Houston, TX 77027

There will be an additional addendum included in offer to include following information:

- 1. The Seller has not seen the property personally and makes no representation of the condition of the property or its contents such as appliances there in.**
- 2. The Seller will sell subject property "AS-IS, WHERE IS" IN EXISTING CONDITION WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE.**

Commissions are 2.5%