

Submission Instructions for Offers:

1. **Lender Approval Letter:** All offers must include an Approval Letter from the lender, specifying the interest rate and verifying buyer's income/assets. The lender's contact information must be on the letterhead or within a signature on the document.
2. **Third Party Financing Addendum:** Ensure the Third-Party Financing Addendum allows no more than 15 days, unless closing is within 30 days.
3. **Seller:** Seller is Iliyas No Name Given Syed & Safeena Begum.
4. **Funds Requirement:** Earnest money and option money must be in certified funds.
5. **Addenda and Notices:** Buyer must sign all MLS addenda and notices (Seller's Disclosure, HOA, MUD, etc.) for the offer to be accepted.
6. **Non-Realty Addendum:** Include if any appliances are part of the sale.
7. **Option Period:** Option fee is \$250 for a 7-day period. Failure to submit the fee within 72 hours invalidates the option period per Contract Paragraph 23.
8. **Title Company:** Contact Lina Chou for title company details.
9. **Survey:** Buyer must obtain a new survey at their expense.
10. **Agent:** Specify Lina Li Chou as THE AGENT:
 - o Farhana Mirza
 - o Realm Properties LLC 526923
 - o 24044 Cinco Village Center Blvd. #150 katy TX 77494
 - o Phone: 2818700000
 - o Email: farhanamirza999@gmail.com
11. **Submission:** Email offers to farhanamirza999@gmail.com with the subject line: Offer (property address).

Please ensure compliance with these instructions to facilitate the submission and acceptance of your offer.

TITLE INFORMATION

Independence Title/Vellani Law

14090 Southwest Freeway, #150 Sugar Land TX 77478

Sr. Escrow Officer: Stephanie Garcia

Email: VLTeam@independencetitle.com

Ph: 832-500-7905