



Please note in listing disclosures if this is Real Estate Owned or "Other Disclosures." If Real Estate Owned seller is exempt from providing an SD. If Other Disclosures then the property is institutionally owned and a blank seller disclosure will be provided with seller indicating unknown for all categories.

Sometimes the offer negotiations/acceptance will take time for internal bank review. **NO CREATIVE FINANCE OR SELLER FINANCE.**

**Submit offers as instructed in the agent remarks and take note of the Technology Fee buyer agent must pay at closing.**

All terms must be negotiated via the provided website and contract package must be included- use the Agent Comments box for additional terms (who pays survey, who pays title, home warranty, et cetera).

- If the property says Active in the MLS, then the seller is still accepting and considering offers. Please don't contact our team to inquire.
- Our agents can NOT provide information about other offers including whether or not other offers have been received. We understand that your client(s) would like this information. Our client prices competitively, so we suggest informing your client(s) that there will likely be broad interest and multiple offers for the listing.
- We recommend that all offers be submitted at their highest and best. The seller may or may not request the highest and best offers prior to acceptance.
- No assignments or wholesalers.

Contract package should include state sales contract, any addendums, proof of funds, and picture of earnest money check or certified funds made out to seller's title company if known/TBD if unknown. Buyer can use their preferred title company but must pay for title, otherwise seller prefers their title company is used. Seller will not pay for survey or HOA.

Once an offer has been accepted, a seller sales addendum will be provided. A complete offer package will include a buyer signed seller sales addendum, state sales contract, any addendums, full POF all in a single PDF. No modifications are allowed to the seller's sales addendum whatsoever. Further detailed contract instructions will be provided at that time.

If buyer is an entity, then certificate of formation is required and operating agreement. Buyer cannot sign as ABC LLC, they must sign with their legal name or <person's name>, managing member of ABC LLC.

Love letters will not be considered. Buyers to verify all room dimensions.



*See following for list agent info:*

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**The information contained herein is deemed reliable but is not warranted or guaranteed by the Broker or Seller. The Broker (Luxely Real Estate, LLC) does not assume liability for typographical errors, misprints, nor for misinformation that may have been pulled from internet data searches to complete MLS. All property is subject to change, withdrawal, or prior sale. All offers are subject to client approval. All BUYERS & AGENTS MUST VERIFY ALL INFORMATION INDEPENDENTLY.**

Some of the properties we list present an inherent risk due to the nature of their condition. If you and your client WILLINGLY view our listings in person and you get injured/hurt, or killed, you and your clients hereby agree to release and hold harmless the seller, its agents, employees, contractors, and representatives from and against any claims, damages, losses, costs or expenses of any kind, financial or otherwise, sustained or arising from the undersigned's entry onto and physical inspection of the subject property.