



TU CASA REALTY

Offer Instructions

Thank you for submitting an offer on our listing. Below you will find some information for completing your contract.

Please submit all offers to mauricio@tucasarealty.com. When emailing the offer, please include the property address in the subject line for a quicker response and text Mauricio.

All offers must be accompanied by: Proof of funds and/or a Lender Approval Letter.

Preferred Title Company: Exodus Title

Address: 12727 Featherwood Dr., Ste 100
Houston, TX 77034

Email: atanyia@exodustitle.com (Atanyia Cheeks)

Phone: 713-234-1831 Office 713-987-3875 Fax

Earnest Money and Option Fee: Please ensure that earnest money is at least 1% of the contract sales price. To be Delivered to Title Company.

Property Survey: Please check #2 (Buyer will purchase) under the survey section of the contract. If the Seller has an existing survey, it will be provided in the MLS Attachments along with a notarized T-47, and if not approved, the buyer will purchase a new survey.

Special Provisions: Include this wording:

I.R.C. SECTION 1031 EXCHANGE. Seller shall be permitted to assign the Contract to Travis County Exchange Corporation or to any other "qualified intermediary" to effect an Internal Revenue Code Section 1031 deferred like-kind exchange of real property. Buyer agrees to cooperate with Seller and Seller's qualified intermediary to effect any such exchange of real property, however, Buyer shall not be obligated to allow any additional time or spend any money or incur any liability in so cooperating. The contract is not subject to or conditioned upon the Seller's ability to identify or acquire suitable replacement real property to effect the Seller's exchange. Typically, such cooperation involves only the acknowledgment by the Buyer that the Seller has so assigned the Contract for the purposes of facilitating such an exchange. Further, any such exchange shall be effected by such qualified intermediary in such a manner that title to the real property is directly deeded from the Seller to the Buyer.



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Addendums: Any Addendum that is an extension of the contract (HOA, Third Party Addendum, etc.) must be provided by the Buyer's Agent. Please send any other MLS Attachments that require Buyer's signature.

Contract Page 10 info:

Listing Broker Firm: Tu Casa Realty License No. 406133

Listing Associate's Name: Mauricio Valdes License No. 417333

Agent Mobile Phone: 281-932-4131

Licensed Supervisor: Griselda Robledo License No. 548496

Listing Broker's Office Address: 1517 Pech Rd. Houston TX 77055

Listing Broker's Phone: 713-973-8300