



Thank you for submitting an offer on my listing. Please include the following documents with your offer to ensure a smooth transaction.

*** A pre-approval letter with the buyer's name or a verification of funds for a cash offer.

- One to Four Family Residential Contract (TREC 1601)
- Seller's – **AVERL MARTIN REVOCABLE FAMILY TRUST**
- Legal Description – **LT 17 .058823 INT COMMON LAND & ELE WOODSTONE SEC 1 R/P**
- Exclusions - **NONE**
- Third Party Financing (if applicable)
- Title Company – **SELLER HAS PREFERRED TITLE COMPANY – CONTACT AGENT**
- Survey – **BUYER TO PAY FOR NEW SURVEY**
- Earnest Money – **1% OF SALES PRICE**
- Mandatory Membership in HOA – **WOODSTONE, INC. HOA – 713-468-1310**
- Objections – **3 DAYS**
- Option Fee - **\$350 FOR 7 DAYS (MINIMUM)**
- Please provide contact information of your client (Notices)

Required Buyer TREC Disclosures to Accompany all Offers:

- IABS (TAR 2501)
- Seller's Disclosure (TXR 1406)
- Broker Notice to Buyer (HAR 410)
- General Information and Notice to Buyers and Sellers (TAR 1506)
- Information About Flood Hazards (TAR 1414)
- Information About Property Insurance (TAR 2508)
- Information About Wire Fraud Notice (TAR 2517)

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- Listing Broker – Meadows Property Group, 8588 Katy Freeway Ste 106, Houston, Texas 77024
- Office Phone - 713-816-5610
- Broker License Number - #9005838
- Supervisor – Erin Meadows – License #605969
- Listing Agent – Erin Meadows - License #605969
- Email – erin@meadowspropertygroup.com
- Phone -713-816-5610