

Offer Instructions

Overview

Address - 26107 Hebron Ln, Richmond, TX 77406

Please submit offers via the following link:

<https://frontend.entera.ai/offer-submission?listingId=5e77c171-ceb0-4530-b0d3-c6423dbe9a98>

Please be advised, that the seller is a corporation and only operates Monday-Friday during normal business hours.

The response may be delayed due to this not being a traditional seller.

All contracts must include

HOA Addendum (if applicable), Mineral Addendum, Seller's Disclosure, Seller's Addendum, MUD (if applicable), Proof of Funds, or a pre-approval letter from the lender.

All pages of your offer, proof of funds, financing addenda, and the seller's addendum must be merged into a single .pdf document and submitted as a single PDF document. (https://www.ilovepdf.com/merge_pdf is an excellent PDF merge tool that is free to use.)

If your offer is contingent the sale of another property you must be past due diligence.

Paragraph 2D needs to have "As Is/Where Is"

Earnest Money: It is recommended to be a minimum of 1% of the purchase Price. Option Fee/Option Period: Seller requires a \$500 option fee

The seller requires the use of their preferred title company, please leave this blank on the contract or reach out to the listing agent to obtain this information.

Shortages, etc. - 6.A.8(i) in the contract should be checked, if not then check 6. A (ii) buyer.

Survey: Seller does not have one, and the buyer must purchase their own. Please check 6 C2

Paragraph 6D needs to be filled in ex. "residential use"

Paragraph 11. Special Provisions please add the following verbiage: At the Seller's discretion, property taxes may be prorated based on the latest known assessment and tax rate information available.

Paragraph 21: Please insert the below text on the seller's side: 23975 Park Sorrento, Suite 300
Calabasas, CA 91302

Paragraph 22 Other: Sellers Addendum

Texas: One to Four Family Residential Contract

Listing Broker

Listing Broker Information must be completed as follows:

- Firm Name: Entera Realty LLC
- Firm License: 9007137
- Listing Agent Name: Penny Watson
- Listing Agent's License Number: 438005
- Phone: 888-216-6364
- Office Address: 800 Gessner Dr. Suite 900
- City, State, Zip: Houston, TX 77401
- Email: pwl@enterarealty.com
- The Listing Agent is working as the Seller's Agent