

## OFFER INSTRUCTIONS

The Keller Williams SW/Femi Rogers Team thanks you for submitting an offer on our listing. Below are detailed instructions for reviewing your contract. Please pay close attention to these instructions as you prepare your contract, ensuring that every detail is accurately included.

1. Email the contract to the agent [femi@rtgroupteam.com](mailto:femi@rtgroupteam.com) and copy the transaction coordinator at [abi@rtgroupteam.com](mailto:abi@rtgroupteam.com) the transaction coordinator will assist in processing your contract.

## 2. CONTRACT INFORMATION

Listing Broker: Keller Williams Realty Southwest -9000544

Listing Agent: Adefemi Rogers

Listing Agent Email: femirogers@gmail.com

Listing Agent Phone: 832-304-4655

Licensed Supervisor: Chad St. Jean/ 0566158

Listing Broker Office Address: 1650 US Highway 6, Suite#350, Sugar Land, TX 77478

Listing Broker Phone: 281-265-0000

Rock Towers LLC is the seller and builder. For more information on the property's ownership, please check HCAD.

## 3. TREC CONTRACT FORM

Please use the New Home Contract (Complete Construction) TREC form.

- ☐ **Paragraph 5A:** The Option and EM will be delivered to the title company. The seller prefers \$60 per day for the OP.
- ☐ **Paragraph 5A:** For Earnest Money, the Seller prefers Earnest Money at least 1% of the contract sales price.
- ☐ **Paragraph 7H:** Indicate that the seller is not aware
- ☐ **Paragraph 8:** Indicate that the seller is a Texas-licensed real estate agent.
- ☐ Please provide a pre-approval letter from the lender if the buyer obtains a loan or proof of funds if the buyer purchases the property in cash. Rest assured, the information will be verified, ensuring a secure and transparent transaction for all parties involved.
- ☐ **Insulation Information:**
  - Paragraph 7(D)2**
    - a. The exterior wall is insulated with rolled-in fiberglass insulation, which is 3,5 inches thick and yields an R-value of R13.

b. The ceiling in the improved area is insulated with blown-in fiberglass insulation with a thickness of 12.5 inches, which yield R-value of R30.

☐ **Title house and escrow details**

Escrow Agent: Michael Marinez

Title Company: Declaration Title

Mobile: (713) 203-7561

Email: Michael@declarationtitle.com

Address: 515 Park Grove Dr., Suite 101, Katy, TX 77450, USA

Please send me the contract draft for review before sending it to the seller so that the buyer does not have to sign it several times.