



SODDERS

REAL ESTATE
SOLUTIONS, GRP

Offer Instructions & Requirements

8011 Liberty Elm Court, Spring, TX 77379

Please share these offer writing suggestions with your client to assist you in writing the most desirable and competitive offer on behalf of your buyer.

Seller's Name(s)

RITA B LEWIS REVOCABLE TRUST

Earnest Money

Equal to or greater than 1% required

Exclusions

See exclusions attachment in MLS if present

Additional Earnest Money

Equal to or greater than or equal to 1%

Leases

See Lease Informational attachment(s) in MLS if present. If not present, no Leases in place.

Option Period & Fee

0 days & 0.1% of Offer Price

Appraisal

Lender to order within 3 days after execution date; Appraisal Waiver (TXR 1948) preferred

Title Company

Title for this property has already been opened, and preliminary underwriting has begun. For this reason, contact the Listing Agent directly for details surrounding title company, escrow agent and location [Paragraph 6.A.(8)(ii)]

Funding Options

*Cash, Hard Money Lender or Private Money Lender Preferred
Property Not FHA or VA Eligible
Home to be Sold AS-IS, WHERE-IS; Seller to make NO REPAIRS*

Survey

Seller does not have survey; Buyer to purchase if required by lender or other party

Closing Date

14 days or less; NO Lease-Backs

Page 10 information

Listing Broker Firm:	CB&A, Realtors	#9001502
Listing Associates Name:	Whitney Sodders	#0723520
Team Name:	Sodders Real Estate Solutions, Grp	
Listing Associate's Email:	RealEstate@WhitneySodders.com	
Licensed Supervisor:	Chance Brown	#0605395
Listing Broker's Address:	10200 Grogans Mill Rd., STE 125, The Woodlands, TX 77380	