



THE KINK TEAM
REAL ESTATE GROUP

kw THE WOODLANDS
& MAGNOLIA
KELLERWILLIAMS. REALTY

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

PLEASE EMAIL ALL CONTRACTS TO offers@thekinkteam.com

BROKER INFORMATION:

Keller Williams Realty	467749
Listing Broker Firm	License No.
represents	<input type="checkbox"/> Seller and Buyer as an intermediary <input type="checkbox"/> Seller only as Seller's agent
Emily Ward	743233
Listing Associate's Name	License No.
Paula London	658750
Licensed Supervisor of Listing Associate	License No.
10055 Grogans Mill Rd, Ste. 410	281-364-1588
Listing Broker's Office Address	Fax
The Woodlands	TX 77380
City	State Zip
emilyward@thekinkteam.com	936-520-3215
Listing Associate's Email Address	Phone

SUBMITTING/CONTRACT INFORMATION:

Sending Your Contract-Be Sure To Do:

- See attached offer summary.
- ALL offers MUST be accompanied by a signed Broker Notice to Buyer/Tenant. *Offers without this form will not be considered.*
- Please attach Buyer Pre-Qual / Proof of Funds
- Upon e-mailing, please **note the property address in the subject line.**

BE SURE TO ATTACH:

- **1) Signed Third Party Fin. Addendum:** 21-day financing period to obtain credit approval; check all applicable financing fields & boxes.
- **2) Signed MUD form (if applicable) does not need to be notarized but it does need to be signed by your buyer clients prior to sending the offer.**
- **3) Signed Seller Disclosures; IABS Form, Exclusions List**
- **4) Signed Intermediary Form (If Applicable)**
- **4) Signed HOA Addendum – If Applicable**
As an extension of the contract, the HOA addendum MUST be provided by the buyer's agent. Buyers to sign, check applicable boxes. **(Allow a MINIMUM of 10 days from end of OP for return of HOA docs/resale certificate.)**
- **5) Signed Non Realty Addendum – If Applicable**
- **6) Property Survey**
Please check #2 (Buyer to purchase)

Send Offers To:

- emilyward@thekinkteam.com & copy
- lisa@thekinkteam.com
- linda@thekinkteam.com
- offers@thekinkteam.com

Title Company:

Please call our office for preferred title company.
281-364-4828

Option Fee and Earnest Money

- Please overnight or deliver option fee and earnest money to specified title company.
- Please ensure that **earnest money is a full 1%** of the contract sales price.



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Please include summary of offer.

To assist all parties with accurate documentation, please complete the below and send with your offer. Thank you!

Summary of offer – Agent Name:

Sales price offer:

List Price:

Financed amount / Cash down:

Title company:

Closer:

Option fee:

Option period:

Earnest money:

Additional earnest money:

Title policy:

Title policy discrepancies:

Survey:

Objections:

HOA:

Property Condition:

Home warranty:

Closing date:

Possession:

Special provisions:

Seller Contribution:

Contingency on sale of other property:

Financing type:

Financing approval:

Lender:

Exclusions:

Non-realty items:

Environment Contingency:

Appraisal Addendum:

Seller's Temporary Residential Lease:

Seller Contribution:

Included documents:

Missing documents: