



## Walter Bering

BROKER ASSOCIATE

713.851.9753 | Walter.Bering@sir.com

walterbering.com

## WALTER'S ASSISTANTS INFORMATION

### GARY WILBANKS

832.515.9485 | Gary.Wilbanks@sir.com

### MARY GRACE SULLIVAN

713.598.7171 | MaryGraceSullivan@sir.com

## BROKER INFORMATION

### LISTING ASSOCIATE

Walter Bering

TREC#0281846

### LISTING BROKERAGE FIRM

Martha Turner

Sotheby's International Realty

TREC#0530648

O: 713.520.1981

1700 W Loop S #1700, Houston, TX 7707

### LICENSED SUPERVISOR

Robin Conner

TREC#0530648

Robin.Conner@sir.com

## 1711 Allen Parkway #2403

Martha  
Turner

Sotheby's  
INTERNATIONAL REALTY

Contract Type: TXR 1605/TREC NO. 30-17; Residential  
Condominium Contract (Resale)

## OFFER INFORMATION

### PARAGRAPH 1 (SELLER):

Gary L. Graves

### PARAGRAPH 2.A (PROPERTY):

UNIT 2403 FLR 24 .0092 INT COMMON LAND & ELE THE ALLEN HOTEL;  
also known as 1711 Allen Parkway #2402, Houston, TX 77019

### PARAGRAPH 2.A(4) (EXCLUSIONS):

NONE

### PARAGRAPH 2.B AND 2.C (HOA DOCUMENTS AND CERTIFICATE)

IF BUYER HAS NOT RECEIVED THE DOCUMENTS OR THE CERTIFICATE,  
CHECK BOX (2) AND ALLOW 14 DAYS FOR BOTH PARAGRAPHS

### PARAGRAPH 2.D (RIGHT OF FIRST REFUSAL)

ALLOW 14 DAYS FOR WAIVER OF R.O.F.R.

### PARAGRAPH 5 (EARNEST MONEY)

MINIMUM OF 1% TO BE DEPOSITED WITH TITLE COMPANY

### 6.A. (TITLE POLICY)

TITLE COMPANY CONSISTENT WITH PARAGRAPH 5. ASK LISTING AGENT  
FOR PREFERRED TITLE COMPANY

### PARAGRAPH 6.C. (OBJECTIONS)

RESIDENTIAL USE WITHIN 5 DAYS

### PARAGRAPH 7.B. (SELLERS DISCLOSURE NOTICE)

CHECK BOX 7.B. 1

### PARAGRAPH 7.D. (ACCEPTANCE OF PROPERTY CONDITION)

BUYER ACCEPTS AS-IS

### PARAGRAPH 12.A(3) (ASSOCIATION FEES, DEPOSITS, RESERVES)

INSERT "\$7,995" AMOUNT

### PARAGRAPH 21 (NOTICES)

INCLUDE PHYSICAL ADDRESS, PHONE NUMBER, AND EMAIL ADDRESS  
FOR BUYER. PLEASE USE PROPERTY ADDRESS FOR SELLER NOTICES

### PARAGRAPH 22 (AGREEMENT OF PARTIES)

CHECK APPLICABLE ADDENDA; ADD AS NECESSARY UNDER "OTHER"



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**FORMS TO BE SUBMITTED WITH AN OFFER:**

**PROOF OF FUNDS/PRE-APPROVAL LETTER**

**SIGNED SELLERS DISCLOSURE (TXR-1406)**

**IABS (TRX-2501)**

**BROKER NOTICE TO BUYER/TENANT (HAR-410)**

**GENERAL INFORMATION AND NOTICE TO BUYER (TXR-1506)**

**INFORMATION ABOUT FLOOD HAZARDS (TXR-1414)**

**WIRE FRAUD WARNING (TXR-2517)**

**INFORMATION ABOUT PROPERTY INSURANCE FOR A BUYER OR A SELLER (TXR-2508)**

**NOTICE OF REGULATIONS FOR CONSTRUCTION IN A FLOODPLAIN (HAR-303)**

**CORRESPONDENCE:**

**EMAIL ALL OFFERS TO WALTER.BERING@SIR.COM**

**COPY TO GARY.WILBANKS@SIR.COM**

**I look forward to  
working with you!**

**Best Regards,**

*Walter*