

## OFFER INSTRUCTIONS

The Keller Williams Realty SW/Femi Rogers Team appreciates your submission of 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 at [femi@rtgroupteam.com](mailto:femi@rtgroupteam.com) and copy the transaction coordinator at [abi@rocktowersgroup.com](mailto:abi@rocktowersgroup.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: [femi@rtgroupteam.com](mailto:femi@rtgroupteam.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 contact the seller.

Please check HCAD

## TREC CONTRACT FORM

1. Please use the New Home Contract (Incomplete construction) TREC form.

2. **Paragraph 5A:** Option Fee Per new contract, option, and EM are to be delivered to the title company. Seller prefers \$60 per day for the OP Fee and a max of 5 days for the option period.

3. **Paragraph 5A:** For Earnest Money, the Seller prefers Earnest Money of at least 1% of the contract sales price.

4. **Paragraph 5B:** Termination Option- Seller allows max 7days for termination

5. **Paragraph 6C- SURVEY**

a. Allow 15 days before closing for the seller to furnish you with the final survey. We must construct the driveway first before calling for the survey.

6. **Paragraph 6D-Objection:** Allow max 5 days for objection

7. **COMPLETION Paragraph 7C:** The property will be substantially completed not later than 12/12/2025, and ready for occupancy not later than 12/30/2025.

8. **Insulation Information**

The exterior wall is insulated with rolled-in fiberglass insulation with a thickness of 3,5 inches which yield R-value of R13.

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.

9. Please provide a pre-approval letter from the lender if the buyer is obtaining a loan, OR proof of funds if the buyer is purchasing the property cash. Verification of information will be conducted.

**10. TITLE HOUSE AND ESCROW DETAILS**

**Escrow Agent:** Michael Martinez

**Title Company:** Declaration Title

**Mobile:** (713) 203-7561

**Email:** Michael@declarationtitle.com

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

11. 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