

realjjeys@gmail.com
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Offer Instructions

Paragraph 2D – Exclusions: Check agent remarks for a list.

Paragraph 5 – Earnest Money: No less than 1% of the sales price.

Paragraph 5 – Option Fee: \$300 for 5 days or \$500 for 7 days.

Paragraph 6A 8 – Title Policy: if it is to be amended, it is a Buyer's expense.

Paragraph 6C – Survey: It is Buyer's expense if existing survey is not acceptable for any reason and/or if there is not a survey available. Make sure to check the correct box.

Paragraph 6D – Objections: Not more than 3 days.

Paragraph 7B – Seller's Disclosure: If not in MLS Docs it will be provided once received.

Paragraph 21 – Notices: Buyer's information to be completed.

Financing Addendum (if applicable): No more than 20 days.

HOA Addendum (if applicable)

Environmental Addendum: To reflect the same number of days as the option period.

Preapproval Letter must have the following:

Printed on the lender's letterhead.

Have property address name.

Have purchaser's name.

Dated within 30 days of the presented offer.

Confirm the type of financing the purchaser has applied for.

Confirm the amount the purchaser has been approved for (approved amount must meet or exceed the gross purchase price).

Confirm the purchaser's credit has been obtained and reviewed.

State whether the financing is contingent upon the sale of any assets, real estate or otherwise.

Proof of funds must have the following:

Copies of bank statement verifying funds are available.

The purchaser's name must be on the statement, regardless of document type.

Dated within 15 days of the presented offer.

Available account balance must meet or exceed the gross purchase price.

Email offers to: realjjeys@gmail.com.

