

## Texas Offer Checklist

We appreciate your client's interest in one of [Homeward's](#) properties! Here is the information you'll need to know to make a winning offer.

Please note: Offers submitted after 5pm or on weekends and holidays will be responded to by 12pm on the next business day.

### **To submit your offer, please submit PDF(s) of all the information below to the submission link:**

<https://app.homeward.com/agents/listings/a2ZPd000002Dhu1MAC/submit-an-offer/>

- TREC 1-4 Residential Contract
- Completed, signed and dated Homeward Sale Contract Addendum and Affiliated Business Arrangement Disclosure (see below).
- All applicable additional Addenda/Disclosures (e.g., signed Seller's Disclosure, HOA addendum, Financing addendum, etc.)
- If your client is financing the purchase with a loan, please include an up-to-date Pre-Approval Letter from a lender for the full list price.
- If your client is financing the purchase with cash, please provide proof of funds.

### **Tips to win the offer:**

- Buyers obtaining financing are required to complete a cross-qualification conversation with the seller's preferred lender during the option period. This process requires a 15 min phone conversation and has no impact on credit. Please ensure buyer's contact information is included on the Homeward Sale Addendum.
  - **Seller's preferred lender can provide special financing incentives, including a temporary rate buydown for interested qualified buyers.**
- Preferred Title Company is Homeward Title, 1007 S Congress Ave, Building 9 Suite 400, Austin, TX 78704 / [Team@homewardtitle.com](mailto:Team@homewardtitle.com); Buyer is responsible for title policy
- Write a Closing Date of 21 days or fewer from Offer Date, no more than 30 days.
  - Seller's preferred lender offers a guaranteed 21 day closing. Ask listing agent for additional information.
- If your clients are contingent on a home to sell, please inquire with the listing agent to find out if they qualify for one of our products to strengthen their offer
- Due to FHA regulations, we are only able to sell to FHA Buyers in limited circumstances. Please contact the Listing Agent to find out more information if your client intends to make an FHA offer
- In most cases, Homeward prefers Seller Credits in lieu of repairs.

## Affiliated Business Arrangement Disclosure Statement

From: Purchasing Fund 2023-2, LLC (“Seller”)

This is to give you notice that Seller has a business relationship with Homeward Title LLC. Homeward, Inc. (i) owns, directly or indirectly, 100% of Seller, and (ii) owns 100% of Homeward Title Holdings, LLC, which owns 100% of Homeward Title LLC. Because of these relationships, choosing to work with Homeward Title LLC may provide Seller and/or Homeward, Inc. a financial or other benefit.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are NOT required to use the listed provider(s) as a condition for settlement of your loan on or purchase, sale, or refinance of your new or current home. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

<b>Homeward Title LLC (Texas)</b>	
Description of Services	Range of Charges
Owner's Title Policy, or Loan Title Policy (not simultaneous with Owner's Policy)	Policy Premium: \$1,300.00 - \$9,900.00 (depends on the amount of insurance being purchased; see Texas Promulgated Rates – Tex Dept. of Insurance to determine exact premium)
Simultaneous Loan Title Policy	Policy Premium: \$100.00
Title Endorsements	Premium: \$50 - \$1,000
Title Services & Closing Fees	\$350 - \$475
Title Search	\$0 - \$425
Tax Certificates	\$59.80 - \$79.80



## Affiliated Business Arrangement Disclosure Statement

From: Purchasing Fund 2023-2, LLC ("Seller")

This is to give you notice that Seller has a business relationship with Homeward Mortgage LLC. Homeward, Inc. (i) owns, directly or indirectly, 100% of Seller and (ii) owns 100% of Homeward Mortgage LLC. Because of these relationships, choosing to work with Homeward Mortgage LLC may provide Seller and/or Homeward, Inc. a financial or other benefit.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are NOT required to use the listed provider(s) as a condition for settlement of your loan on or purchase, sale, or refinance of your new or current home. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

<b>Homeward Mortgage LLC</b>	
<b>Description of Services</b>	<b>Range of Charges</b>
Loan origination fee	\$415 - \$1999
Third-party fees	\$35 - \$200 (credit report, flood cert)
Appraisal	\$500 - \$1,200

*Homeward Mortgage LLC is compensated between 1.5% - 3.5% of the loan amount by its wholesale and correspondent lending partners.*

By signing below, I/we acknowledge I/we have read this disclosure form and understand that Seller is referring me/us to purchase the above-described settlement service(s) and may receive a financial or other benefit as the result of this referral.

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Buyer Date