

13935 Long Meadow Dr,
Houston, TX 77057

Updates -Feb 2026

- New Roof - Feb 2026
- New Carpet - Feb 2026
- Interior painting - Feb 2026
- New LVP flooring - Feb 2026
- Updated Electrical fittings - Feb 2026
- New roof with Transferable Warranty



📍 4502 Riverstone Blvd Suite 1404,
Missouri City, TX 77459

Email: realjjeys@gmail.com Ph: 832-818-8383



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: \$250 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)

Earnest Money and Option Fee Checks: Copy must be submitted with any offer.

Pre approval 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

Seller

Blue Oak Venture Partners LLC

Title Information

Independence Title

14090 Southwest Freeway, suite 150

Sugar Land, TX 77478

Ph: 832.500.7905

Residential EO - Melissa Warren

VLTeam@IndependenceTitle.com

Commercial team -

Mehz Bhabrawala and Kathy Cristobal

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