

OFFER INSTRUCTIONS: 3813 Byron St., Houston, TX 77005

Listing Agent: Thomas Kane, 281-799-5726, Thomas.kane@sothebys.realty, License #: 815266

Listing Broker: Martha Turner SIR, Supervisor: Robin Conner #0530648

- PAARAGRAPH 1 - SELLERS
 - Amanda and Stephen Olson
 - 3813 Byron Street, Houston, TX 77005
- PARAGRAPH 2 - PROPERTY
 - LT 6 BLK 10 COLLEGEVIEW SEC 1
 - ADDRESS: 3813 BYRON STREET, HOUSTON, TX 77005
- PARAGRAPH 5 (EARNEST MONEY)
 - TITLE COMPANY: Stratos Title, Tommy Osborne, 1455 W Loop S #175, Houston, TX 77027
- PARAGRAPH 6 (TITLE POLICY)
 - TITLE COMPANY CONSISTENT WITH PARAGRAPH 5
- PARAGRAPH 6.A.(8)
 - IF BOUNDARY COVERAGE AMENDED, AT EXPENSE OF BUYER
- PARAGRAPH 6.C. (SURVEY)
 - BUYER MUST OBTAIN NEW SURVEY WITHIN 14 DAYS OF EFFECTIVE DATE
- PARAGRAPH G.D. (OBJECTIONS)
 - RESIDENTIAL USE WITHIN 3 DAYS
- PARAGRAPH 6.E. (2) (MEMBERSHIP IN HOA)
 - IS NOT SUBJECT TO MANDATORY MEMBERSHIP
- PARAGRAPH 7.B. (SELLERS DISCLOSURE NOTICE)
 - CHECK BOX 7.B.1
- PARAGRAPH 7.D. (ACCEPTANCE OF PROPERTY CONDITION)
 - BUYER ACCEPTS AS-IS
- 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"
 - INCLUDE SELLER'S TEMPORARY RESIDENTIAL LEASE – Preferred End Date is 6/30/26, but no earlier than 6/1/26
- HOA ADDENDUM: N/A

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FORMS TO BE SUBMITTED WITH AN OFFER:

- PROOF OF FUNDS/PRE-APPROVAL LETTER
- SELLERS DISCLOSURE NOTICE (TXR-1406)
- IABS (TRX-2501)
- INFORMATION ABOUT FLOOD HAZARDS (TXR-1414)
- NOTICE OF REGULATIONS FOR CONSTRUCTION IN A FLOODPLAIN (HAR-303)
- WIRE FRAUD WARNING (TXR-2517)
- INFORMATION ABOUT PROPERTY INSURANCE FOR A BUYER OR A SELLER (TXR-2508)
- FINANCING ADDENDUMS, IF REQUIRED
- SELLER'S TEMPORARY RESIDENTIAL LEASE

Email offers to: thomas.kane@sothebys.realty and mmoodytc@gmail.com

I look forward to working with you!

Best,

Tom Kane