

BROKER INFORMATION & ADDITIONAL REQUIREMENTS

Preapproval/Proof of Funds

- A preapproval letter (for financed offers) or proof of funds (for cash offers) must be submitted.
- Ensure the lender has completed a formal review of income documents (W2s, paychecks, etc.).

Contract Completion

- Ensure all sections of the offer are completed.
- Use N/A for fields that do not apply.

If you have any questions, feel free to reach out.

We look forward to reviewing your offer!

☎ 346-633-4100

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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10419 TABLEROCK RD. HOUSTON, TX 77064

OFFER INSTRUCTIONS

Property Address: **10419 Tablerock Rd. Houston, TX 77064.**

Seller(s): **Joe Becerra , Francelia Becerra**

Legal Description: **LT 34 BLK 3 WINCHESTER COUNTRY SEC 3**

SELLER(S) PREFER THE FOLLOWING:

Exclusions: **None**

Title Company: **Please contact the Listing Agent**

Earnest Money: **Minimum of 1% of the sales price.**

Option Fee: **Minimum \$500**

Survey:

- **The survey will be in attachments if the seller has one to provide.**
- **Buyer must initial & date the survey.**
- **If no survey is available, the buyer will be responsible for purchasing one.**

Objections :**Maximum 3 days.**

Financing Addendum: **Not more than 14 days.**

Required Addenda:

The following documents must be signed and submitted with the offer:

Seller's Disclosure

Broker-required buyer documents

Any other required addenda per MLS listing

Offers submitted without these documents will not be considered.

Submitting an Offer:

Offer Documents must include lender letter or proof of funds

Send all offers to:

neel@cloudteamrealty.com & samantha.obrien@cloudteamrealty.com

Subject Line: OFFER - 10419 Tablerock



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THIS MOVE-IN READY BEAUTY OFFERS THE FOLLOWING:

Features

- 4 Bedrooms / 2 Bathrooms / 2 Car Garage
- 2,316 Sqft
- A/C system less than 2 years old
- Water heater approx. 4 years old
- Roof approx. 2 months old
- Pool heater approx. 1 year old
- Pool filter pump approx. 2 years old
- Epoxy-coated garage floor
- Second-floor balcony
- Samsung stove approx. 2 years old
- Dishwasher and refrigerator approx. 5 years old
- Sprinkler system
- Generator-ready hook-up with transfer switch



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