



## INSTRUCTIONS FOR OFFER 12730 PEBBLEBROOK DRIVE

Contract Type: One to Four Family Residential Contract

Paragraph 1: Owner of Record - Michael Allen Johnson & Jana Hudson Johnson

Paragraph 2(A): Legal Description - LT 50 BLK 5 Fonn Villas Sec 2

Paragraph 2D: Exclusions: TVs

Paragraph 5: Earnest Money: 1% of sales price minimum. For title company, contact listing agent

Paragraph 6(A)(8): Check box if buyer does or does not want exceptions. If amended, it is to be at Buyer's expense.

Paragraph 6(C)2: Buyer to purchase a new survey at Buyer's expense

Paragraph 6(D): 3 days to review title commitment and residential use

Paragraph 6E (2): Property is subject to a mandatory HOA

Paragraph 7(B)(1): Check Box 1 - Seller's Disclosure & Addendum for HOA available for download online on MLS

Paragraph 7(D)(1): Buyer accepts property "as is".

Page 10: Listing Broker: Compass RE Texas, LLC #9006927

Seller only as Seller's Agent

Licensed Supervisor. Richard Guderyon, Lic #479973

Listing Agent: Julie Sheets, 713-205-9486, Lic #635357

Address: 12525 Memorial Drive, Ste 350, Houston TX 77024

Email: [julie.sheets@compass.com](mailto:julie.sheets@compass.com)

NOTE: Pre approval or Proof of Funds required when submitting offer.

Questions: Contact Julie Sheets at 713-205-4986, [julie.sheets@compass.com](mailto:julie.sheets@compass.com)