

HOMEBASE TEAM | OFFER INSTRUCTIONS

PLEASE SEND ALL OFFERS AS A **PDF** TO: **OFFERS@MYHBTEAM.COM** CC **LEANN@MYHBTEAM.COM**
FOR ANY QUESTIONS, PLEASE CALL OUR LISTING TEAM @ **210.817.1700**

SELLER(S) NAME: **ALLEN LAMB & DENISE LAMB**
EXCLUSIONS: **N/A**

FOR SELLER'S DISCLOSURE, SURVEY & T47 PLEASE SEE ADDITIONAL DOCS IN MLS LISTING. IF WE DO NOT HAVE ANY DOCUMENTS ATTACHED WE DO NOT CURRENTLY HAVE THEM ON FILE, PLEASE PROVIDE ENOUGH TIME FOR US TO RECEIVE THEM FROM OUR SELLER ON THE CONTRACT.

ANY AND ALL OFFERS MUST INCLUDE A PRE-APPROVAL LETTER OR PROOF OF FUNDS. AN OFFER WILL BE DEEMED INCOMPLETE AND WILL NOT BE PRESENTED WITHOUT THE NECESSARY FINANCIAL DOCUMENTS.

Seller's Preference

- **1%** EARNEST MONEY
- **No Existing survey. If new survey is needed, this is to be a buyer expense.**
- **5** DAY OPTION PERIOD AND \$250.00 OPTION FEE
- IF FINANCING, THIRD-PARTY FINANCING APPROVAL PERIOD **14** DAYS.
- IF THERE IS A MANDATORY HOA, PLEASE SELECT **OPTION 4**. (PLEASE INCLUDE MULTIPLE HOA ADDENDUMS IF THERE IS MORE THAN ONE HOA). CHOOSING THIS OPTION WILL STILL ALLOW THE BUYER TO RECEIVE A COPY OF THE STATEMENT OF ACCOUNTS REQUIRED TO CLOSE THIS TRANSACTION. IF YOUR CLIENT IS NOT OKAY WITH OPTION 4, PLEASE GIVE AT LEAST **21** DAYS FOR HOA.

OUR CLIENT'S PREFERRED TITLE COMPANY IS:

FIDELITY NATIONAL TITLE
CRYSTAL GOLDIE
281-671-5582
CRYSTAL.GOLDIE@FNF.COM
26321 NORTHWEST FRWY, STE 600
CYPRESS, TX 77429

TO SAVE TIME PLEASE INPUT THE FOLLOWING INFORMATION ON PAGE 9

LISTING BROKER: **KELLER WILLIAMS CITY VIEW** LIC: **547594**

TEAM: **HOMEBASE TEAM - CLOSINGS@MYHBTEAM.COM**

LISTING ASSOCIATE: **LEANN ACUNA** LIC: **658683**

LISTING ASSOCIATE EMAIL: **LEANN@MYHBTEAM.COM** PHONE: **210.817.1700**

LIC SUPERVISOR: **TONY ZAMORA JR.** LIC: **537135** PHONE: **210.696.9996**

ADDRESS: **15510 VANCE JACKSON SAN ANTONIO TX 78249**