



## 310 W Bell St

**Pre-approval letter with the buyer's name or verification of funds for a cash offer.**

**Agents, DO NOT write any TERMS of the contract into Special Provisions.**

- One to Four Family Residential Contract (TREC 1601)
- Seller - Brent and Colleen Phelps
- Legal Description – LT 3 BLK 1 West Bell Avenue Landing
- Exclusions – TVs
- Title Company – Contact Listing Agent
- Survey – Buyer to pay for new survey
- Earnest Money – 1% of Sales Price (minimum)
- Please provide contact information of your client (Notices)

**Required Buyer TREC Disclosures to Accompany all Offers:**

- IABS (TAR 2501)
- Seller's Disclosure (TXR 1406)
- Broker Notice to Buyer (HAR 410)
- General Information and Notice to Buyers and Sellers (TAR 1506)
- Information About Flood Hazards (TAR 1414)
- Information About Property Insurance (TAR 2508)
- Information About Wire Fraud Notice (TAR 2517)

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- Listing Broker – Meadows Property Group, 8588 Katy Freeway Ste 106, Houston, Texas 77024
- Office Phone - 713-816-5610
- Broker License Number - #9005838
- Supervisor – Erin Meadows – License #605969
- Listing Agent – Jordan Maedgen
- License # 736362
- Email – [jordan@meadowspropertygroup.com](mailto:jordan@meadowspropertygroup.com)
- Phone - 713-582-4478