

Instructions for Offers

1038 Timbergrove Yards Lane
HOUSTON, TEXAS 77008

Contract Type: **TREC 20-18 One to Four Family Residential Contract (Resale)**

Paragraph 1 (Seller): **MICHELE KADLECEK**

Paragraph 2 (A) – **LT 05 BLK 02 TIMBERGROVE YARDS**

Paragraph 4 (B) – **CONTACT AGENT FOR DETAILS**

Paragraph 5 (Earnest Money/Option Fee): **1% of sales price minimum requirement. \$75 Per Day 7 Day Max**

Paragraph 6(A) – Check **Seller** if Seller is paying for Title Policy. **CONTACT AGENT FOR TITLE CO INFO**

Paragraph 6(A)(8) – Check box (ii) **Expense Of BUYER**

Paragraph 6(C)(1) – **SURVEY IN MLS DOCS- If Buyer Requires New Survey, Buyer To Purchase At Buyers Expense**

Paragraph 6(D) – **RESIDENTIAL DWELLING (ii) 7 days to review title commitment, exception documents and survey.**

Paragraph 6(E)(2) – home **IS** in mandatory HOA

Paragraph 7(B)(1) – **Check Box 1 – buyer has received the Notice. SEE MLS ATTACHMENTS**

Paragraph 7(D)(1) – **Check Box 1 – buyer accepts property as is.**

Paragraph 7(H) – **NA – Transferable Home Warranty – SEE MLS ATTACHMENTS**

Paragraph 9(A) – **CONTACT LISTING AGENT REGARDING CLOSING DATE**

Paragraph 10(A) – **check 2nd box – Seller will require 1–2-day temporary lease back**

Paragraph 12(B) – **CONTACT AGENT FOR BAC**

Paragraph 22 – **check 1st box if financing (Third Party Financing).**

Listing Broker: Natalie Glass Properties INC

License Number: 9004039

Listing Associate: Michael Ou

License Number: 661681

“Seller only as Seller’s Agent”

Licensed Supervisor: Natalie Glass

License Number: 0508190

Phone: 832-654-1568

Address: 20103 Ambervine Circle, Katy, TX 77450

Email: michael@natalieglassproperties.com

Contact Agent to verify other information.

EMAIL ALL OFFERS TO MICHAEL@NATALIEGLASSPROPERTIES.COM

Pre-Approval or Proof of Funds required when submitting an offer