

OFFER SUBMISSION CHECKLIST

122 Signal Road, New Waverly, TX 77358

Deer Forest Subdivision, Block 3, Lot 15 | 1.00 Acre | Unimproved Land

Send Offers To

Email: sean@smcfarlin.com

Phone: (832) 515-3872

Subject line: "OFFER - 122 Signal Rd - [Buyer Name]"

Required With Offer

- Buyer's lender pre-approval letter, or proof of funds for cash offers.
- Completed TREC No. 9-17 Unimproved Property Contract (effective 01/03/2025).
- Addendum for Property Subject to Mandatory Membership in a Property Owners Association (TXR 1922 / TREC 36-10).
- Broker Information Section completed using the data below.

Paragraph 1 - Parties (Sellers)

Sheryl Brenneman and William Brenneman

Paragraph 2 - Property

Address: 122 Signal Road, New Waverly, TX 77358

Legal Description: Deer Forest Subdivision, Block 3, Lot 15, Acres 1

Tax Account #: 71135 (Walker CAD)

County: Walker

Para 2.E Owners' Association: check "is" (subject to mandatory POA); attach the HOA Addendum below

HOA Addendum (TXR 1922 / TREC 36-10)

HOA Name: Deer Forest HOA

HOA Phone: (936) 647-6512

Annual Dues: \$495 / year

Resale / Transfer Fee at Close: \$175

Mandatory Membership: Yes

Restrictions: Recorded deed restrictions. Approved builder requirement. Minimum home size 2,000 SF. Full CC&Rs PDF attached to this listing.

Broker Information Section (end of contract)

Listing Broker Firm: Lion Drive Realty (License #707250-B)

Office Address: 3118 FM 528 Road #114, Webster, TX 77598

Broker Firm Contact: eric@susprod.com | (713) 858-8058

Listing Associate: Sean McFarlin (License #623694-SA)

Associate Contact: sean@smcfarlin.com | (832) 515-3872

Licensed Supervisor: Eric Wargo (License #707250-B)

Supervisor Contact: eric@susprod.com | (713) 858-8058

Not Working With An Agent?

Email sean@smcfarlin.com with subject "UNREPRESENTED OFFER - 122 Signal Rd" and Sean will send you the IABS, a blank TREC No. 9-17 contract, and the HOA addendum.

Sean McFarlin, REALTOR | Lion Drive Realty | TX License #623694-SA