



OFFER INSTRUCTIONS

One to Four Family Residential Contract (TREC 1601)

Seller's name: Brooks Ware, Amy Ware

Property Address: 13010 Conifer Rd

Legal Description 3 BLK 2 Rustling Pines SEC 2

Earnest Money: min. 1% of Sales Price

Survey: Buyer to pay for new survey

Title Company: Please contact John Cartwright for Preferred Title Company

Exclusions: N/A

Option Fee: \$1000 (Minimum) – 10 days (Maximum)

Mandatory Membership in HOA- Rustling Pines Civic Club – Ph #

Compensation: If the buyer is requesting the Seller to pay compensation to the Buyer's broker, please indicate this in Paragraph 12 of the One to Four Family Residential Contract.

Broker Info: Keller Williams Realty

License No. 9010968

1921 Lohmans Crossing ste 100 Austin, TX 78734

Licensed Supervisor:

M. E. Cook

License No. 357270

Office Phone: 512-263-9090

Listing Agent: John Cartwright

License No. 836837

jbcartwright@att.net

713-416-0773

Please include:

For Cash Transactions: Proof of Funds

For Transactions requiring financing: Lender's Approval Letter

Please also include the following notices and Addenda signed by the Buyer(s):

- Third Party Financing Condition Addendum (If applicable) TAR 1801
- Seller's Disclosure Notice Signed by the Buyer TAR 1406
- Information About Brokerage Services TAR 2501
- Broker Notice to Buyer/Tenant HAR 410
- General Information and Notice to Buyer TAR 1506
- Information about Property Insurance for a Buyer or Seller TAR 2508
- Information about Special Flood Hazard Area TAR 1414
- Wire Fraud Warning TAR 2517
- Notice of Regulation for Construction or Remodel in a Flood Plain HAR 303
- Addendum for Property Subject to a Mandatory Membership in a Property Owner's Association TREC-36-9
- Addendum to Seller's Disclosure of Information on Lead Based Paint Hazards TRECOP-L

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