

OFFER INSTRUCTIONS

9314 Walnut Brook Ct, Houston, TX

THE SEARS GROUP

Submission Requirement: Please submit all offers in ONE combined PDF file.

Email directly to elaine@envpg.com and include the property address "9314 Walnut Brook Ct" in the subject line.

CONTRACT PARAMETERS

SELLER NAME

Karen Elaine Rogers

EARNEST MONEY

Minimum **1% of the sales price** (Delivered to Title within 3 days of execution).

OPTION FEE & PERIOD

Minimum **\$300 for a 7-day option** (Delivered to Title within 3 days of execution).

TITLE COMPANY

If Seller pays for Owner's Title Policy (OTP), please contact Listing Agent for preferred title details.

PROPERTY SURVEY

Current survey is available. If not accepted by title/lender, Buyer is responsible for a new survey.

PROPERTY EXCLUSIONS

None

LISTING & CONTACT INFO

LISTING AGENT

Elaine Reynolds

Phone: 832-692-6247

Email: elaine@envpg.com

SELLER RESPONSE WINDOW

Please allow **24–48 hours** for response. Offers received after 7:00 PM on Friday may receive a response on the following business day.

FINANCING CAP

Maximum 14-day financing approval period required for pre-approved buyers.

OFFER PACKAGE / REQUIRED DOCUMENTS

- One to Four Family Residential Contract (Resale):** Completed fully and signed by all purchasing parties.
- Financial Verification:** Pre-approval letter dated within 30 days (identifying loan amount, program, interest rate, and lender contact) OR recent bank statement verifying proof of funds for cash offers.
- Earnest Money Copy:** Copy of the earnest money check or digital verification receipt.
- Third Party Financing Addendum:** (If applicable) aligning with the 14-day maximum financing approval period.
- Seller's Disclosure Notice:** Fully completed and signed by buyers.
- Addendum for Property Subject to Mandatory Membership in a POA:** (If applicable).
- Notice to Purchaser of Property in a Water District:** (If applicable).
- Additional Disclosures:** Residential Service Company Disclosure, Lead-Based Paint Addendum (if applicable), Notice of Information from Other Sources, and General Information/Notice to Buyers and Sellers.

PAGE 9 INFORMATION (LISTING BROKERAGE DETAILS)

LISTING BROKERAGE

The Sears Group

License #: 9008354

LISTING AGENT

Elaine Reynolds

License #: 655224

LICENSED SUPERVISOR

Brenda Ridge

License #: 0545814

BROKERAGE ADDRESS

Sears Group (PMB038)

24200 Via Mazzini Way, Suite 301

Richmond, Texas 77406

Thank you for showing 9314 Walnut Brook Ct. We appreciate your interest and look forward to working with you!