

TOM KANE

Martha Turner Sotheby's International Realty
281-799-5726 | thomas.kane@sothebys.realty



OFFER SUGGESTIONS

Listing Agent: Thomas Kane, 281-799-5726, Thomas.kane@sothebys.realty, License #: 815266-SA

Listing Broker: Martha Turner SIR, Supervisor: Robin Conner #0530648

PARAGRAPH 1 - PARTIES

Sellers: Lucy H Lewis and Charles H Lewis

Address: 1422 Nantucket Drive C, Houston, TX 77057

PARAGRAPH 2 - PROPERTY

Legal Description: TR 284C BLK 11 1422 NANTUCKET T/H WESTHAVEN ESTATES SEC 2

Address: 1422 Nantucket Drive C, Houston, TX 77057

PARAGRAPH 5 (EARNEST MONEY)

TITLE COMPANY: Old Republic, Barbara Larrow, 3201 Kirby Dr Suite 300, Houston, TX 77098

Earnest Money: 1% or greater

Option Fee: \$100 or greater per day of option period

PARAGRAPH 6.E. (2)

No HOA

PARAGRAPH 7.B. (SELLERS DISCLOSURE NOTICE)

Received – It is located in the MLS Attachments

PARAGRAPH 21 (NOTICES)

Include property address and emails for sellers: lucyhlewis@yahoo.com and charleshlewis@gmail.com

ADDITIONAL FORMS TO BE SUBMITTED WITH AN OFFER:

- Proof of funds and/or approval letter
- Sellers disclosure notice and Sellers disclosure notice update
- IABS
- Information about flood hazards (Sotheby's required even the property is outside the 500 year floodplain.)
- Notice of regulations for construction in a floodplain
- Wire fraud notice
- Information about property insurance for a buyer or a seller
- Broker notice to buyer tenant
- Financing addendums, if required
- Features and Amenities PDF, which can be found on MLS (mechanical vintages all included). Initial next to the vintage dates of the mechanicals

Please email offers to: thomas.kane@sothebys.realty

I look forward to working with you!

Best,

Tom Kane