

PLEASE COPY:

Please copy the following on ALL correspondence and be sure to include the property address in the subject line of ALL correspondence:

Listing Agent:

Gustavo Miquilarena
281.203.4802
Gustavo@sixthsensetx.com

Executive Assistant

nikko@sixthsensetx.com

CONTRACT REQUIREMENTS

Please ensure all applicable documents and addenda are included in your submission.

- New Home Contract Completed Construction TREC 24-19

- TXR-1901 Third Party Financing Addendum

- TXR-1922 Addendum for Property Subject to Mandatory Membership in a Property Owners Association (if applicable)

- TXR-1924 Non-Realty Items Addendum (if applicable)

- Pre-Approval OR Proof of Funds

CONTRACT GUIDE

*Please keep in mind that this is an outline of what should be inserted into the contract and does not necessarily reflect what was negotiated for your offer. Please contact us with questions.

1. PARTIES: (SELLER)

DENVER HARBOR HOLDING 2 LLC

2. PROPERTY:

4610 & 4608 A/B Gunter Street, Houston, Texas, 77020

LT 1-2 BLK 1 GUNTER GROVE

4724 Coke Street, Houston, Texas, 77020

LT 6 BLK 22 PINECREST COURT SEC 3

4610 Gunter Street, Houston, Texas, 77020

LT 2 BLK 1 GUNTER GROVE

5. EARNEST MONEY AND TERMINATION OPTION:

1% Earnest Money

7 day option period \$200

A. PREFERRED TITLE COMPANY:

Damian Smith
2229 San Felipe Street, Suite 1060
Houston, Texas 77019
Main: 713-999-1061 | Cell: 281-660-1666
damian.smith@select-title.com

6. TITLE POLICY: Buyers Expense*

SURVEY: Buyers Expense*

D. OBJECTIONS:

Residential Use Only

(ii) 5 days

7. PROPERTY CONDITION:**D. INSULATION:** (2) as follows:

(a) Exterior walls of improved living areas insulated with **Fiberglass Batt** insulation to a thickness of **5.5** inches which yields an R-value of **R-19**

(b) Walls in other areas of the home: insulated with **Fiberglass Batt** insulation to a thickness of **3.5** inches which yields an R-value of **R-13**

(c) Ceilings in improved living areas insulated with **Blown** insulation to a thickness of **12** inches which yields an R-value of **33**

(d) Floors of improved living areas not applied to a slab foundation are insulated with **N/A** insulation to a thickness of **N/A** inches which yields an R-value of **N/A**.

(e) Other insulated areas: insulated with **N/A** insulation to a thickness of **N/A** inches which yields an R-value of **N/A**.

H. SELLER'S DISCLOSURE

- (1) Seller [X] is not aware
- (2) Seller [X] is not aware
- (3) Seller [X] is not aware
- (4) Seller [X] is not aware
- (5) Seller [X] is not aware
- (6) Seller [X] is not aware
- (7) Seller [X] is not aware
- (8) Seller [X] is not aware

I. N/A**9. CLOSING:**

30 days after executing

11. SPECIAL PROVISIONS:

DO NOT PUT SPECIALPROVISIONS. USE AMENDMENT.

12. SETTLEMENT AND OTHER EXPENSES:

A.(1)(b) not to exceed... TBD

BROKER INFORMATION

Happen Houston	9008399
Listing Broker Firm	License No.

represents

☐

Seller and Buyer as an intermediary.

☒

Seller only as Seller's agent

Gustavo Miquilarena	745003
Listing Associate's Name	License No.

gustavo@sixthsensetx.com	281.203.4802
Listing Associate's Email	Phone No.

Sixth Sense Group

Team Name

720 W 25th St.

Listing Broker's Office Address **Houston**

City	Houston	TX	77008
		State	Zip

D. INSULATION: (2) as follows:

(a) Exterior walls of improved living areas insulated with **Fiberglass Batt** insulation to a thickness of **5.5** inches which yields an R-value of **R-19**

(b) Walls in other areas of the home: insulated with **Fiberglass Batt** insulation to a thickness of **3.5** inches which yields an R-value of **R-13**

(c) Ceilings in improved living areas insulated with **Blown** insulation to a thickness of **12** inches which yields an R-value of **33**

(d) Floors of improved living areas not applied to a slab foundation are insulated with **N/A** insulation to a thickness of **N/A** inches which yields an R-value of **N/A**.

(e) Other insulated areas: insulated with **fiberglass Batt** insulation to a thickness of **3.5** inches which yields an R-value of **13**