



OFFER GUIDELINES FOR 6023 BEAUDRY DR

Thank you for submitting an offer for 6023 Beaudry Dr.

I look forward to working together! Please reach out with any questions.

- 1) Email offers to the listing agent, Yvonne Cosgrove, yvonne@newleafre.com. Please text (713.545.2962) when offer sent.
 2) **With offer, please provide the buyer's pre-approval/ pre-qualification letter or proof of funds.**

<u>Contract Type</u>		One to Four Family Residential Contract (Resale)
<u>Paragraph 1</u>	<u>SELLER CONTACT INFORMATION</u>	Rita T Puente
<u>Paragraph 2</u>	<u>LEGAL DESCRIPTION</u>	SE 70 FT OF LT 11 BLK 87 PARKWEST SEC 3
<u>Paragraph 2.D</u>	<u>EXCLUSIONS</u>	N/A
<u>Paragraph 5</u>	<u>Earnest Money</u>	The buyer to deposit a minimum of 1% of the sale price as EM.
<u>Paragraph 6</u>	<u>TITLE COMPANY Recommendations</u>	Please contact Listing Agent for information.
<u>Paragraph 6.A.8</u>		If the buyer elects to have the amended policy with Boundary Coverage, it will be at the buyer's expense.
<u>Paragraph 6.C. 2</u>	<u>SURVEY</u>	Buyer shall purchase their own survey within <u>17 Days</u> of the effective date of the contract.
<u>Paragraph 6.E. 2</u>	<u>HOA</u>	Home is not subject to a mandatory HOA
<u>Paragraph 7B</u>	<u>Seller's Disclosure</u>	Check (1) – Disclosures available in MLS; LBP required and Upload in MLS.
<u>Paragraph 22</u>	<u>Agreement of Parties</u>	Please check all applicable boxes. For addenda not listed (i.e. Non-Realty Items Addendum) please check 'Other' and write in addendum name(s).
<u>Page 10 Information</u>	<u>LISTING AGENT & BROKERAGE INFORMATION</u>	Listing Agent: Yvonne Cosgrove Listing Agent Email: yvonne@newleafre.com Listing Agent Mobile Phone: 713.545.2962 Listing Agent License No: 804912 Listing Broker Firm: New Leaf Real Estate LLC Listing Broker Address: 3100 Richmond Suite 500 Houston TX 77098 Licensed Supervisor: David Houston Licensed Supervisor License No.: 535397 Office Phone: 713.820.4017 NLRE Brokerage License #569710
	<u>FORMS</u>	Please have the buyer(s) sign the documents listed below and forward with offer. ▪ Third Party Financing Addendum* ▪ Buyer Information About Brokerage Services ▪ Buyer signed Seller's Disclosure Notice (uploaded in MLS) ▪ Buyer signed Lead Based Paint Addendum (uploaded in MLS) ▪ Buyer Information about Special Flood Hazard Areas (TXR1414) ▪ Buyer General Notice and Information to Buyers and Sellers (TAR 1506) ▪ Buyer Wire Fraud (TXR 2517) ▪ Buyer Brokerage Notice to Buyer/Tenant (HAR 410) ▪ Environmental Assessment (TXR1917) ▪ Buyer Info about Property Insurance (TXR2508) *if applicable