



Offer Information for 299 Wedgewood, Montgomery

Listing Associate:	Rodney Eiland
Listing Associate License #:	0624544
Listing Associate Email:	rodney@rubiconhometeam.com
Listing Associate Phone:	713.459.9446
Secondary Listing Associate:	Sherry David
Secondary Associate License #:	0778910
Secondary Associate Email:	Sherry@rubiconhometeam.com
Secondary Associate Phone:	817-917-0531
Listing Broker Firm:	Rubicon Home Team Realty, LLC.
Listing Broker License #:	9012017
Listing Broker Address:	303 S Elm Street, Keller, TX 76248
Listing Broker Phone:	972-755-9332
Licensed Supervisor of Associate:	Rodney Eiland
Supervisor License #:	0624544
Title is Open at:	Allegiance Title - Susan Ross - 817-799-7677 700 W. Harwood, Suites B&C, Hurst, Texas 76054
Seller Name(s):	The Estate of Clarke E. David
Exclusions:	n/a
Survey:	In MLS Transaction Desk Buyer will need to purchase new if needed
Special Taxing District:	Yes - Certificate in MLS Transaction Desk
HOA/POA	Bentwater POA www.bentwaterpoa.com 936-597-5532
Possession:	closing and funding

Notices:	Sherry@rubiconhometeam.com
Financing:	Attach lender letter and/or proof of funds
Earnest Money:	1% minimum suggested
Option Fee:	\$500 minimum suggested

In addition to the mandatory annual POA fees, every property is required to be a member of the Bentwater Country Club at a minimum social level. Please contact Bentwater Country Club for questions about membership levels and fees. 2026 Membership Packet in MLS Transaction Desk. Info@bentwaterclub.com 936-597-6219