

Suggested Terms for an Offer

**7262 Monarch Dr
Katy TX 77493**

Paragraph 1: Parties – Seller’s Name – **Hector D & Jessica H Guzman**

Paragraph 2.D.: Exclusions – **wall mounted TV’s – mounts will stay**

Paragraph 4.: **No Leases affecting the property**

Paragraph 5: Earnest Money - **Minimum 1% of Sales Price**
Contact Listing Agent for Title Company if Seller paying policy
Option Fee – **Minimum \$250 - 7 days max**

Paragraph 6.C.: Buyer to obtain new Survey (check box 2)

Paragraph 6.D.: Objections - **3 days to review title commitment**

Paragraph 6.E.(2): HOA - **“IS”** subject to mandatory HOA

Paragraph 7.B.(1): Seller’s Disclosure - **has received - download from MLS**

Paragraph 7.H.: Residential Service Contract - **fill in \$ amount OR zero**

Paragraph 8.: **Listing agent is not related to Sellers**

Paragraph 12.A.(1)(b) & (c): - **please do not leave blank, if no \$ amount, “n/a”**

Broker Information (page 9):

Listing Broker: Southern Realty Group, License No 0397934

Licensed Supervisor: Loren Byrnes, License No 0397934, 281-236-5987

Listing Associate: Tracy Murski, License No 0560758, 281-381-2747

Address: 211 Baker Rd #355 Barker TX 77413

Email Address: tracy.m@swbell.net

Third Party Financing Addendum: **18 days preferred (or less)**

TAR 1414: **Please have buyer sign document.**

Seller’s Disclosure: **Please initial bottom of each page and sign (see docs in MLS)**

Please provide lender approval letter and/or proof of funds.