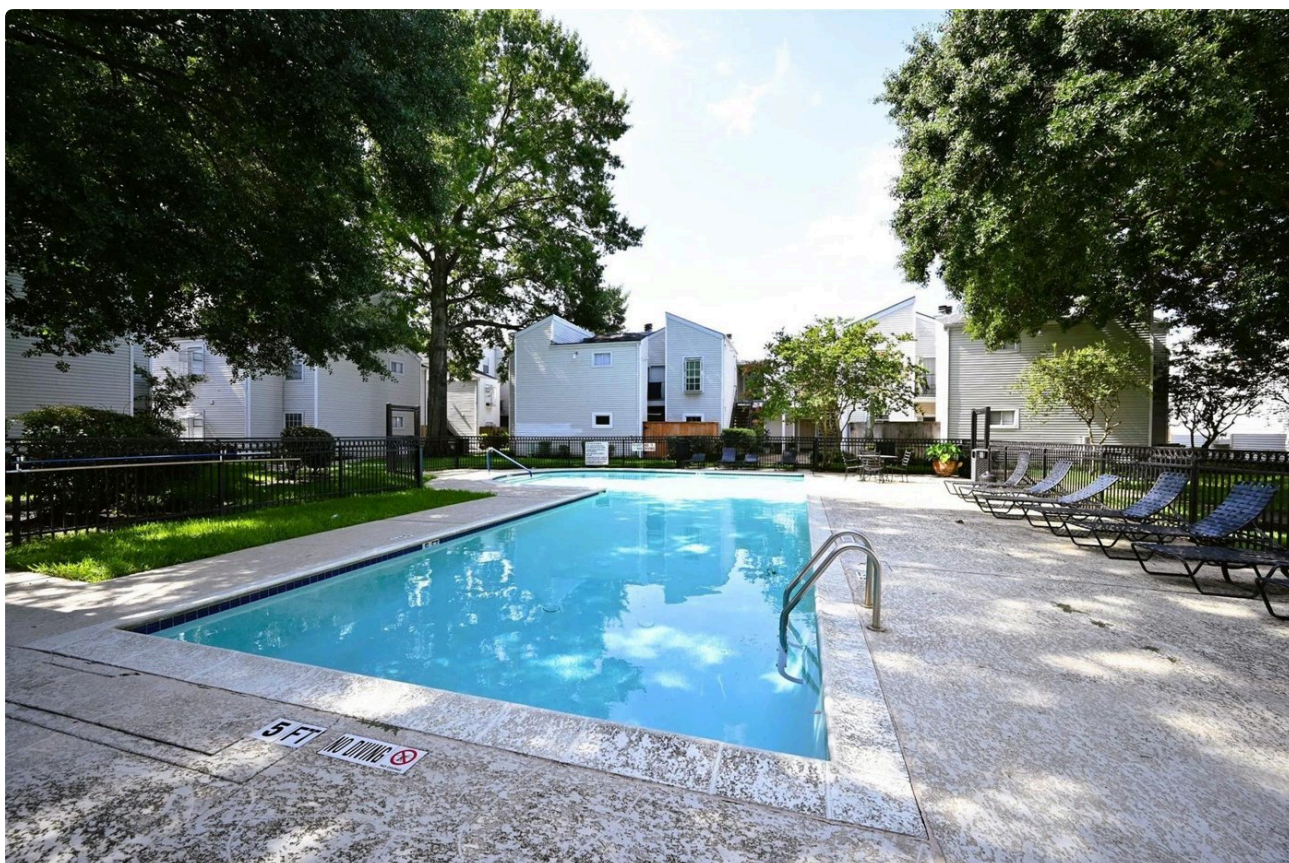




HELPFUL OFFER INFORMATION

9809 Richmond Avenue Unit #F8, Houston, TX 77042 · MLS# 93277587

Marilyn C. Clark · Lic # 0670928 · 979-531-9380 · marilyn@cemuegge.com

C. E. Muegge Real Estate · Broker Lic # 0180301

213 N. Richmond Road, Wharton, TX 77488 · Office: 979-532-5252 · Fax: 979-532-5255

Licensed Supervisor: Eric Muegge · Lic # 0180301

SELLER

James Stephen Munson II and Meghan Kathleen Munson

CONTRACT FORM

Residential Condominium Contract (Resale) — TREC 30-17. **Not** the One to Four Family contract.

PROPERTY NOTES

- Condominium — Elm Grove Condominiums, Phase 02. HOA dues \$539/month (includes water/sewer, exterior building, insurance on structure, trash, gates, clubhouse/pool). Managed by Austin Properties, 713-776-1771.
- Built 1977 — the federal Lead-Based Paint Addendum (TREC OP-L) is required with the contract.

- Tenant in place through 7/31/2026; delivered vacant thereafter.
- All appliances convey, including refrigerator and stacked washer/dryer.
- Condominium Resale Certificate to be ordered from the association on contract; buyer/seller allocation per the Addendum for Condominium.

Pre-approval or proof of funds is REQUIRED with every offer. Pre-approval letters must state that income, credit, and employment have been verified in writing. Cash offers: current proof of funds dated within 30 days. Note: as a condominium, financing approval depends on the project as well as the buyer — cash and portfolio-loan offers close fastest.

PLEASE SUBMIT WITH YOUR OFFER

- Residential Condominium Contract (Resale) — fully completed
- Addendum for Condominium (resale certificate election)
- Lead-Based Paint Addendum (TREC OP-L) — required, built 1977
- Third Party Financing Addendum or proof of funds
- Notice of Information From Other Sources
- Pre-approval letter or proof of funds (see above)

Any form containing negotiable items must be complete and included with the offer before it will be presented to the seller. Executed disclosures are posted in MLS attachments — please have your buyer sign and return with the offer.

TITLE COMPANY

Select Title — 1117 FM 359 #110, Richmond, TX 77406

SHOWINGS / QUESTIONS

Appointment required — text listing agent Marilyn Clark, 979-531-9380. Enter off Woodchase; automatic gate. Please email offers to marilyn@cemuegge.com.