

OFFER INSTRUCTIONS FOR RUE ST

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:

Mahir Rizvon
713.253.4457
mahir@sixthsensetx.com

Transaction Coordinator:

Nikko Cruz
nikko@sixthsensetx.com

Gustavo Miquilarena
281-203-4802
gustavo@sixthsensetx.com

CONTRACT REQUIREMENTS

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

- **TXR-1604** New Home Contract (Complete Construction)
- **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)

MEDELLIN PROPERTIES LLC

2. PROPERTY:

5321 RUE STREET, HOUSTON, TEXAS, 77033
LT 27 BLK F BAYOU ESTATES

5. EARNEST MONEY AND TERMINATION OPTION:

1% Earnest Money
Option Period @ \$50/day

A. PREFERRED TITLE COMPANY:

Great American Title Clear Lake
Jennifer Farley - Escrow Officer
17225 El Camino, Suite 100
Houston, TX 77058
Jfarleyteam@greatamttitle.com

6. TITLE POLICY: Buyers Expense* SURVEY: Buyers Expense*

D. OBJECTIONS:

Residential Use Only
(ii) 5 days

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6. TITLE POLICY:

SURVEY: Buyers Expense*

D. OBJECTIONS:

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(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 **3.5** inches which yields an R-value of **R-13**

(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 **Fiberglass Batt** insulation to a thickness of **3.5** inches which yields an R-value of **13**

(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:

A. CLOSING DATE: 30 days

11. SPECIAL PROVISIONS:

DO NOT PUT SPECIAL PROVISIONS. USE AMENDMENT.

12. SETTLEMENT AND OTHER EXPENSES:

A.(1)(b) not to exceed 3%

A.(1)(c) not to exceed loan allowed concession amount

BROKER INFORMATION

Happen Houston **9008399**

Listing Broker Firm License No.

represents ☐ Seller and Buyer as an intermediary.

☒ Seller only as Seller's agent

Mahir Rizvon **0749350**

Listing Associate's Name License No.

mahir@sixthsensetx.com **(713) 253-4457**

Listing Associate's Email Phone No.

Licensed Supervisor of Listing Associate License No.

720 W 25th St.

Listing Broker's Office Address

Houston **TX** **77008**

City State Zip