

Texas Offer Checklist

We appreciate your client's interest in an Opendoor home. We're committed to providing you with an exceptional, straightforward experience.

How to submit an offer:

■ Submit your offer at makeoffer.opendoor.com

- Please use the most current One to Four Family Residential Contract (Resale) form.
- To ensure all interested buyers have a fair opportunity, the seller responds next-day to offers received before 8pm and day-after-next to offers received after 8pm.
- PDF is easiest to review and helps ensure an on-time response.
- Please note the seller's suggested title company, which can help ensure a smooth close.

■ Include buyer-executed Opendoor addendum

- Among other things, this ensures that expirations occur on a weekday, and addresses Opendoor's security system.

■ Include buyer-executed Affiliated Business Disclosure

- Opendoor provides a disclosure about its affiliated businesses. Your client is never required to use the services of these affiliates. We encourage them to shop around for services that best fit their needs.
- The seller is unable to accept offers without a buyer-executed Affiliated Business Arrangement Disclosure.

■ Include buyer's pre-qualification letter

- Please ensure the letter reflects credit and income verification, and notes any conditions.
- Cash buyers should instead submit proof of funds; a bank account screenshot is fine.

■ Other applicable addenda or documentation

- If the home was built before 1978, we will provide a Lead Based Paint Addendum – please include a fully executed copy in this case.
- If the offer is contingent upon the sale of a home that is in-contract, provide that contract and the status of the sale as well as the required Addendum For Sale of Other Property By Buyer.
- The seller is unable to accept offers contingent upon the sale of a not-yet-in-contract home. However, Opendoor makes cash offers on eligible homes! Let us know if you and your buyer would like an Opendoor offer on their current home.

SELLER'S DISCLOSURE

Download the Seller's Disclosure directly from the MLS listing or request one from homes@opendoor.com and receive ASAP—usually within 24 hours.

REPAIRS

Like a traditional seller, Opendoor will consider repair requests during the due diligence period of a contract.

PROPERTY SURVEYS

In most cases, the seller can provide your buyer with a property survey at no charge within 3 business days. If you wish to utilize the seller's existing survey, check 6.C.(1) on the TREC 1-4 form. If the existing survey cannot be utilized by title or the buyer's lender, a new survey will be required at buyer's expense.

OFFER CONSIDERATION

Information included in offers that is of a personal nature will not be considered by Opendoor. For example, please do not include in an offer any cover letters, personal notes, informational narratives, documents, pictures, notes, videos or anything else intended to give Opendoor an idea of the buyer's personal background or their motivation for making an offer. This list is not exhaustive, but intended to give an example of the types of documents and media that will not be considered by Opendoor.

ABOUT OPENDOOR BROKERAGE LLC

Opendoor Brokerage LLC is the brokerage that represents the seller in this transaction, similar to a homebuilder with a brokerage that lists their homes. Opendoor Brokerage LLC and Opendoor are separate but affiliated entities.

Opendoor Addendum

This **ADDENDUM** ("Addendum") modifies the **PURCHASE AND SALE CONTRACT** (the "Contract") dated _____ between Seller and Buyer (collectively, the "Parties") with respect to the real property commonly known as 609 Heather Ln, Friendswood, TX 77546 (hereinafter, "Property"). Capitalized terms used but not defined in this Addendum have the meaning given to them in the Contract. In the event of any conflict with the terms in the Contract, the terms of this Addendum shall control to the full extent permitted by law.

1. REPRESENTATION

Seller is represented by Opendoor Brokerage LLC ("Opendoor Brokerage"), a subsidiary of Opendoor Labs Inc. and an affiliate of Seller, in this transaction. Buyer understands and agrees that Opendoor Brokerage has NO BROKERAGE RELATIONSHIP with the Buyer.

Some of the employees of Seller or its affiliates, including Seller's authorized signer, may be licensed real estate agents, brokers, or salespeople in the State where the Property is located.

If Buyer changes representation after the execution of this Addendum, it may impact the promotions for which Buyer is eligible. Promotion terms and conditions are located at opendoor.com/terms.

2. SECURITY SYSTEM, LOCK, AND KEYS

The Parties agree that the security system and electronic door lock do not convey. The electronic lock will be replaced with a standard door lock before close. At closing, Seller will provide one working key for the front door and, if applicable, one for the rear door. Any other keys, fobs, remotes, cards, or codes in Seller's possession will be delivered as a courtesy only, with no representations or warranties as to their existence or functionality. Buyer is solely responsible, at its expense, for any rekeying, key replacement, or key activation after closing.

3. AFFILIATED BUSINESS DISCLOSURE

Buyer agrees to review and sign the Affiliated Business Arrangement Disclosure provided by Seller.

4. EXPIRATIONS

For any expiration date or deadline in the Contract that ends on a Saturday, Sunday, or state or national holiday, the date will be automatically extended to 5:00 p.m. the next business day.

5. EXTENSIONS

The Parties agree that time is of the essence and expressly waive any provisions in the Contract that grant either party the right to unilaterally change any previously agreed upon date. All extensions shall be by mutual written agreement between the Parties.

6. ASSIGNABILITY

The Contract may not be assigned by Buyer unless (a) the transfer of Buyer's interest in the Contract is to an entity in which Buyer holds a legal interest, such as a partnership, trust, limited liability company, or corporation or (b) Seller provides prior written consent. Any such assignment will not release Buyer of its obligations to Seller.



7. BREACH AND REMEDY

If Buyer is in breach of the Contract, Seller's only remedy is to cancel the Contract and receive the earnest money, thereby releasing both Parties from the Contract.

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8. SOLAR ENERGY SYSTEM (IF ANY)

If applicable, any solar energy system (including all related panels, accessories, and equipment) present on the Property is sold **AS-IS**. The Seller makes no warranties or guarantees regarding the functionality, efficiency, or condition of any solar energy system.

9. REPAIRS

7.F.i. is amended to read:

Seller shall: (i) provide Buyer with copies of documentation from the repair person(s) showing the scope of work for the work completed

10. DISBURSEMENTS

The Parties agree to release Escrow Agent from any and all claims related to disbursements authorized by the foregoing sections of this Addendum.

Brad Bonney 10/02/2026
Seller Signature Date
authorized signer on behalf of Opendoor Property J LLC

Buyer Signature Date

Buyer Signature Date



SELLER'S INCENTIVES AND CONCESSIONS ADDENDUM

This ADDENDUM (“**Addendum**”) modifies the purchase and sale agreement (the “**Contract**”) dated _____ between Seller and Buyer (collectively, the “Parties”) with respect to the real property commonly known as 609 Heather Ln, Friendswood, TX 77546 (hereinafter, “**Property**”). Capitalized terms used but not defined in this Addendum have the meaning given to them in the Contract. In the event of any conflict with the terms in the Contract, the terms of this Addendum shall control to the full extent permitted by law.

Buyer confirms its understanding that Seller has an affiliation with Opendoor Home Loans LLC (“**Opendoor Home Loans**”) and that Buyer is not required to use Opendoor Home Loans as a condition of Buyer’s purchase of the Property or Buyer’s access to settlement services in connection with the purchase of the Property. The parties state, acknowledge and agree as follows:

1. Seller shall provide for the benefit of Buyer the Incentives and Concessions listed in Section 2 below, provided that Buyer chooses to use Opendoor Home Loans to finance the purchase of the Property and provided that each and all of the following occur:
 - a. Buyer submits a full-application to Opendoor Home Loans for a mortgage loan to finance the purchase of the Property within 3 days of the execution of the Contract, if Buyer has not already done so;
 - b. Buyer’s loan application is approved by Opendoor Home Loans, and Opendoor Home Loans actually funds the loan and finances the purchase of the Property; and
 - c. Buyer closes on the purchase of the Property on or before the final date and time for Closing set by Seller pursuant to the Contract; and
2. Provided that all the above conditions are satisfied and met in a timely manner, Buyer shall be entitled to a contribution from Seller towards Buyer’s closing costs in an amount up to the lesser of: (a) _____% of the final Purchase Price, or (b) \$_____. This contribution, up to the applicable limit, shall be applied against closing costs actually charged to Buyer, in the following order (as applicable): Temporary Buydowns (if applicable), Origination Fee (if applicable), Discount Points (if applicable).

If any of the maximum amount of contribution remains unapplied after payment of all of the above listed closing costs, then the remainder shall be applied against other usual and customary closing costs actually charged to Buyer by other settlement service providers. Notwithstanding the foregoing: (i) any contribution by Seller to Buyer’s closing costs shall be subject to Buyer’s loan program and any lender guidelines or restrictions, (ii) no portion of the maximum amount of contribution may be applied as a credit to, or in partial payment of, the Purchase Price of the Property or disbursed to Buyer, and (iii) any unapplied portion of the maximum amount of contribution shall be forfeited by Buyer.

In addition, Buyer shall be entitled to a contribution from Opendoor Home Loans towards Buyer’s mortgage rate in an amount up to 2.00% of the final loan amount. This contribution will be applied directly as a permanent rate buy-down concession using the available concessions up-to the lowest rate available and is only available with funding by Opendoor Home Loans. Talk to Opendoor Home Loans for more information.

Buyer’s decision to use any lender other than Opendoor Home Loans will not affect any concessions, incentives or discounts offered by Seller for the purchase of the Property other than the concessions described above.

Seller Signature

Date

Buyer Signature

Date

Buyer Signature

Date



We're excited you have chosen to work with Opendoor!

Please sign below to agree to Opendoor's Terms of Service and Privacy Policy. Full terms can be found here:

<https://www.opendoor.com/terms>

<https://www.opendoor.com/privacy>

SIGNATURE

FULL NAME

DATE

SIGNATURE

FULL NAME

DATE



100 DAY COVERAGE INCLUDED WITH YOUR NEW HOME
IN PARTNERSHIP WITH **Opendoor**

Welcome to a new age of home warranty.



100 DAY COVERAGE

Per Claim Service Fee \$125

Annual Max Coverage \$1,500

Covered Products

HVAC - Air Conditioning & Heating	\$1,000
Plumbing System	\$750
Electrical System	\$750
Dishwasher	\$500
Range/Oven/Cooktop	\$500
Washer & Dryer	\$500
Built-In Microwave	\$500
Water Heater	\$400
Refrigerator	\$250

Limits

This plan must be activated within 7 days of your property's close date.

After 100 days from the close date, unless canceled, coverage converts to market leading monthly plan with more products covered at higher limits.

Click or Use
QR Code to
Activate Plan



Unprecedented experience for you

We took a simple truth that dealing with the stuff that breaks in your home should be hassle-free. Armadillo is a technology company that makes requesting a repair and resolving the issue streamlined, easy, and at your fingertips.

Home warranty products and services are offered and provided solely by Armadillo Home Solutions. Opendoor may receive a benefit in connection with these sales.



WWW.ARMADILLO.ONE