Offer Instructions

17912 Crystal Cv. Jonestown, TX 78645

- Send a copy of initialed & signed Disclosures, Addenda & Notices
- Provide Pre-Qualification Letter or Proof of Funds with Offer
- **Para 1.** Aaron & Eichelle Rowsell
- **Para 5:** Suggested earnest money: 1.5 – 2.5%
    - **Preferred Title Company: Capital Title**
    - Escrow Officer: Connie Lincoln
    - Address: 8714 W. FM 2147, Suite 107, Horseshoe Bay, TX 78657
    - Email and phone: clincoln@ctot.com / 830-239-8375
- **Para 5A & 5B**: – Option Period
    - $750 for 10 days
    - $500 for 7 days
    - $250 for 5 days
- **Para 6A (8).** If Buyer elects for survey coverage, please make it the Buyers expense
- **Para 7H.** Seller is amenable to paying up to $500 towards a Home Warranty
- **Para 21.** Please provide appropriate contact information
- **Third Party Financing (if used):**
    - The Interest rate should be at least 0.25-0.5% higher than the quoted rate since rates can fluctuate from when we go under contract to the time the buyer locks in their rate
    - The last blank should be no less than 2%.
- Preferred Lenders:
    - **James Racanelli – Sente Mortgage**
        - 210-771-8332
        - James.racanelli@sentemortgage.com
    - **Dean Michael Williamson – The Wood Group of Fairway Mortgage**
        - 830.730.8861 / dean.williamson@fairwaymc.com
    - **Eric Couch – First Commercial Bank**
        - 830-626-5017 or 830-625-2468
        - ericc@1cb.com
- Please email all offers to:
    - Billy@LakeHouses4Sale.net
    - Ashley@LakeHouses4Sale.net
    - Lacey@LakeHouses4Sale.net
- It is my policy to submit offers as soon as possible once the offer is complete. Offers submitted after 5:30 pm and on Sundays will be presented on the next business day.
- Please call 830.221.6969 for questions

Broker Information:

Listing Broker: Keller Williams Heritage, McQueeney – License #434367
Listing Associate: Billy Stephens – License # 821506
Licensed Supervisor: Stephen Hunter Croan – License # 564547
Broker Address: 8610 FM 725, McQueeney, TX 78123
Broker phone: 830.624.2400
Listing Agent's Contact: Billy@LakeHouses4Sale.net - 830.660.8944

In the case of multiple offers, it is my policy to inform all parties of the presence of other offers. My focus is to be fair and honest with all parties. Unless otherwise directed by my client, my policy is to respond to offers with the "Seller's Invitation to Buyer to Submit New Offer" when the client decides not to accept the offer as submitted.

I look forward to working with you throughout this transaction!