



PHYLLIS BROWNING CO.
REAL ESTATE

OFFER INSTRUCTIONS

2194 Ranch Loop Drive
New Braunfels, Texas 78132
Sellers: Lisa L. Brooks & Matthew S. Brooks

**Proof of Funds or Pre-Approval Letter MUST accompany all offers.
Lender will be contacted to verify all information.**

Please include signed Seller's Disclosure Notice and ALL other
Associated Documents in the Additional Information tab in MLS.

Send all offers VIA EMAIL in a PDF format to **lbryant@phyllisbrowning.com**
and text at 210.687.3002 to inform an offer has been submitted.

Earnest Money: Minimum 1% of Sales Price
Option Period Fee: 5 days \$150 + \$30/day for each additional day past 5 days.

Please complete page 10 of contract with the following information:

Title Company: Chicago Title Smaistrle Title & Law
Lexy Lambert
200 Concord Plaza, Suite 750
San Antonio, TX 78216
210.901.8112
Team Lexy@titleandlaw.com

Listing Broker Firm: Phyllis Browning Company
License #400203
711 S. Main Street
Boerne, TX 78006
830.331.8450

Listing Agent: Lorraine Bryant
License #811878
210.687.3002
Lbryant@phyllisbrowning.com

Licensed Supervisor: Greg Jones
License #589551

Please contact Lorraine with any questions.
Thank you for your offer. We look forward to working with you.