Offer Guidance

12802 Red Clay, Helotes, 78023

Email offers to: brandtmgoodwin@gmail.com

When offer is emailed, call or text Brandt (210) 355-8132 to confirm email was received.

Property Address: 12802 Red Clay, Helotes, 78023

Legal Description: CB 45226B BLK 3 LOT 5 (CEDAR SPRINGS UT-1 PUT)

- **Send a copy of the initialized and signed Disclosures, Addenda, & Notices**
- Provide pre approval letter or POF with offer. If lender is not local, please include an introduction or phone number where the lender can be contacted.
- **Para 1.** Kenneth R. and Amanda B. Jarman
- **Para 5.** Suggested earnest money: 1% of the sales price.
  - Preferred Title Company: Chicago Title
  - Escrow Office: Alyssa Castillo
  - Address: 15727 Anthem Parkway, Ste. 210, San Antonio, Texas 78249
  - Email and phone: Alyssa.castillo@ctt.com / 210-482-3600
- **Para 5A & 5B**: - Option Period
  - More fee is better; shorter period is better. Show us you are serious.
- **Para 6A (8).** If buyer elects for a new survey from the existing on file, please make is a Buyer's expense
- **Para 7H.** Seller is amenable to paying up to $500 on 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%.
  - Please allow at least 15 days for HOA docs
- Please email offers to
- Offers will be submitted as soon as possible once the offer is complete.

- Please call or text 210.355.8132 for questions

We appreciate your offer!

PINNACLE
REALTY ADVISORS

Broker Information:

Listing Broker Firm: Pinnacle Realty Advisors / License No.: 9004209

Listing Broker Address: 3824 Cedar Springs Rd, 801-7724, Dallas, TX 75219

Designated Broker: Randolph Smith / License No.: 849512-B

Listing Broker Phone: (972) 338 - 5441

Listing Broker Email: texasbroker@pinnaclera.com

Listing Agent Information: Brandt Goodwin / License No.: 667725

Agent Phone: (210) 355-8132

Agent Email: brandtmgoodwin@gmail.com

Please allow 24 hours for offer consideration. You can text Brandt at (210) 355-8132 that the offer was sent to ensure delivery.

Thank you and I look forward to working with you!