KUBENKA
REAL ESTATE TEAM

Team: 830-837-8010
Email: Info@KubenkaTeam.com
1717 N Loop 1604 E, San Antonio, TX 78232

We appreciate your interest in our property. Please review this document and associated attachments for information and instructions on submitting an offer to provide the best service possible.

- Please email offers to Info@KubenkaTeam.com and copy Jennifer@KubenkaTeam.com. Then, text 830-837-8010 with your name (buyer agent) name and the name(s) listed on the offer submitted.
- Provide a current pre-approval letter or proof of funds with the offer.
- Read, initial, and sign the attached disclosures, addendums, and notices.
- Suggested earnest money is 1% - 3% of the sales price.
- Suggested Option Fee: $50 per day.
- Preferred Title Company: McKnight Title – New Braunfels – Michelle Kruse ~ michellekruse@mcknighttitle.com
  595 S. Castell Ave.
  New Braunfels, TX 78130 - P: 830-608-8852

Please ensure that Page 10 of the Contract is filled out with the following information:

- Listing Broker Firm: Keller Williams Heritage New Braunfels, License #: 434367
- Licensed Associate: Jennifer Kubenka, 830-837-8010, License #: 632633
- Team Name: Kubenka Real Estate Team
- Licensed Supervisor: Garret Brandt, (210) 493-3030, License #: 742614
- Listing Broker's Office Address: 1717 N Loop 1604 E, San Antonio, TX 78232

Option Period

- Please have the option fee and earnest money funds receipted by the title company BEFORE the inspection is performed.
- Please reiterate to your Buyer that the property inspection is welcomed and encouraged. However, the inspection is being completed to address only MAJOR repair issues. MAJOR ISSUES include items such as foundation, active termites, HVAC, roof, plumbing, and electrical.
- While the option period days include weekends, it is best practice to negotiate repairs on weekdays so our clients have the opportunity to contact any necessary contractors for bids.

Please do NOT send the full inspection report with a request for repairs. Sellers are asking the Buyer(s)/Buyer's Agent to ONLY send the pages corresponding to be repaired.

We appreciate your cooperation, and please let us know if you have any questions. We look forward to working with you!

kw HERITAGE
KELLERWILLIAMS. REALTY