



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

Thank you for your interest in our property. To provide the best service possible, please review this document and associated attachments for information and instructions on submitting an offer.

- Please email offers to Info@KubenkaTeam.com and copy Jennifer@KubenkaTeam.com. Then, text 830-837-8010 with your name and the name listed on the offer submitted.
- Provide 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: Chicago Title – New Braunfels – Wendy Reyes – Wendy.Reyes@ctt.com
177 W. Mill Street
New Braunfels, TX 78130 - P: 210-482-3570

Please ensure 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 plan on having funds submitted (and received) by title before the inspection.
- Please pre-schedule your inspection for the earliest possible date within the option period. If your offer does not turn in to a contract, you can simply cancel the inspection
- Please reiterate to your Buyer that the inspection on the property 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 option days do 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.

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

