PROPERTY ADDRESS:
642 White Oak Drive
Canyon Lake, TX 78133

SELLER NAME:
Jimmy Lavon Lammers
Susan Porter Lammers

WARMKE
REAL ESTATE GROUP

OFFER INSTRUCTIONS

SUBMIT OFFERS TO:

Julia@WarmkeRealEstate.com | (940) 249-6677
CC: Transactions@WarmkeRealEstate.com
* text Julia to let her know your offer has been sent *

CLOSING TITLE:

Frontier Title | Escrow Officer: Ricky Guerra
4372 N Loop 1604 W, Ste 216
San Antonio, TX 78249
RGuerra@FrontierTitleTexas.com | (210)305-5600

BROKER INFO (for pg 10 of offer):

Keller Williams Heritage	434367
Listing Broker Firm	License No.

represents ☐ Seller and Buyer as an intermediary
☒ Seller only as Seller's agent

Ana Warmke	700616
Listing Associate's Name	License No.
Warmke Real Estate Group	
Team Name	
Ana@warmkerealestate.com	(210)240-5714
Listing Associate's Email Address	Phone
Garret Brandt	742614
Licensed Supervisor of Listing Associate	License No.
1717 N Loop 1604 E	(210)493-3030
Listing Broker's Office Address	Phone

San Antonio	TX	78232
City	State	Zip

SUBMITTING AN OFFER:

- Check 'Additional Information' in MLS listing for all related disclosures, addenda, survey etc and submit along with offer.
- Submit pre-approval letter from lender with your offer.
- Send offer to Julia Barboza: Julia@WarmkeRealEstate.com and CC:Transactions@WarmkeRealEstate.com
- ***Text Ana to let her know your offer has been sent.***

OPTION PERIOD:

PLEASE REMIND YOUR BUYER(S) that the option period is specific to major items detailed in the Inspection Report and not intended as a time for negotiating every noted item/suggested repair. Should your buyer(s) choose to proceed with the sale, the seller(s) would prefer concessions in-lieu of repairs (with the exception of a loan program). This protects both sides of the transaction.

We appreciate your offer and look forward to working with you!
Ana Warmke | REALTOR®
Warmke Real Estate Group | Keller Williams Heritage