

ALEXIS WEIGAND

REAL ESTATE

Please see Agent remarks for Agent's contact information.

Sellers' Names: COMBS, ANTONIA M

Seller's Disclosure, Survey, Inspection Report, Exclusions, can be found in the Additional Docs tab in MLS.

All offers **MUST** be accompanied with a pre-qualification or pre-approval letter from the lender or bank, if financing. If your offer is not contingent on financing and is intended to be a cash offer, please include a letter from your bank as proof of funds. This letter should include the banker's name and contact information and state that they have reviewed assets and income. Screenshots of bank accounts will not be accepted. We will be contacting your Buyer's lender or banker by phone to verify information. Thank you and we look forward to the opportunity to work with you.

- We advise a minimum of 1% earnest money. \$100 per day for the option period.
- No Leaseback
- Escrow Officer: Chicago Title - Ashley Stephens
+1210-482-3500 Ashley.Stephens@ctt.com
270 N. Loop 1604 East, Suite 100 San Antonio, TX 78232
- ****If your offer is accepted***** we'll then send you and the title company an email with the executed contract.
- Ensure HOA addendum is attached if the property is in a mandatory HOA and **allow at least 21 days for HOA docs to be delivered.** If there are 2 HOAs, send 2 HOA addendums.
- Please ensure Page 9 of Contract is filled out with the following information:
 - o Listing Broker Firm: REAL Broker LLC
 - o License No.: 9003138
 - o Licensed Supervisor of Associate: Michael Yarrito. 491108
 - o Listing Agent: Alexis Weigand, #528450
 - o Listing Broker's Office Address: 2626 Cole Ave #300 Dallas TX 75204

Option Period: Please reiterate to your Buyer that since the Seller has acted in good faith and has already paid for and completed a house inspection, **this will be an AS-IS sale**. Your Buyer is welcome to use the inspection on file or get their own. Any further negotiations during option period will be for a lump sum of money in lieu of repairs and put into paragraph 12A, seller concessions. Seller concessions will only be negotiated if an inspector finds something new that is major that was not previously found or disclosed on the existing inspection report. Major items include foundation, active termites, roof, plumbing, HVAC and electrical. In an effort of full disclosure to the Buyer, we consult all of our Sellers to pay for all inspections with BPG, the largest inspection company in town. If you or the Buyer have any questions regarding the inspection report, please feel free to reach out to the inspector directly. Russel Jungmann, rjungmann@bpgwi.com, (512) 758.0047. **Thank You** for your offer and we look forward to working with you!!