15103 Spring Water Circle

San Antonio, Texas 78247 · Seller: **Stephen A. Rodgers**

Submit offers by email to bwicker@phyllisbrowning.com and text Bertha Wicker at (210) 727-8538 when sent.

LISTING BROKER

Phyllis Browning Company

Firm License #400203
6061 Broadway, San Antonio, TX 78209
Office (210) 408-2500

Bertha Wicker, Listing Agent
TX License #633220
(210) 727-8538 · bwicker@phyllisbrowning.com

Sandy Hoffman, Office Manager
License #489168 · shoffman@phyllisbrowning.com

PREFERRED TITLE COMPANY

Chicago Title – Smaistrla Title

200 Concord Plaza Dr., Ste 750
San Antonio, TX 78216

Escrow Officer: Lexy Lambert
Phone: 210-901-8112
Email: teamlexy@titleandlaw.com

Offer Requirements

1. **Seller:** Name Stephen A. Rodgers (as shown on title) as the Seller on the purchase contract.
2. **Survey:** Seller will provide an existing survey with a T-47 Affidavit.
3. **Option period and fee:** State the proposed option fee and number of days in Paragraph 5. The option fee must be wired directly to Chicago Title – Smaistrla Title.
4. **Lender letter or proof of funds:** Include the lender's pre-approval letter with the loan officer's contact email and telephone number. For a cash offer, include proof of funds.
5. **Earnest money:** Must be wired directly to Chicago Title – Smaistrla Title within 3 days of the effective date per Paragraph 5.
6. **Addenda:** List all applicable addenda in Paragraph 22 (see below).
7. **Initial all pages** of every document, including the Seller's Disclosure Notice.

CONTRACT PAGE 11 – PARAGRAPH 22 ADDENDA

On page 11, Paragraph 22, check the applicable addenda:

- Third Party Financing Addendum (if financed)
- Addendum for Sale of Other Property by Buyer (if applicable)
- Addendum for Property Subject to Mandatory Membership in a Property Owners Association (if applicable)
- Any other addenda that apply to the offer

Please contact Bertha Wicker with any questions. Thank you for your offer — we look forward to working with you!