Offer Instructions

1. Seller Name is: SN SA LLC

2. **All offers must be submitted at the link below**, where you can request all desired purchase terms including seller concessions. Buyer's Brokers are Welcome!
   **No purchase agreements will be executed without a compensation agreement.*

   https://transactions.entera.ai/o/dcvntpvw8

3. Seller approved special disclosures for Buyer's Broker will be securely delivered upon completion of the requested information at the following link:

   https://transactions.entera.ai/l/dcvntpvw8

4. **HOA Addendum:** Buyer to purchase any required HOA documents/re-sale certificates. Please check box **2, 3 or 4** in Paragraph A and check the box next to **Buyer** in Paragraph D

5. **Earnest Money-** Minimum of 1% of purchase price

6. **Survey-** Seller does not have one, and the buyer must purchase their own. Please check 6C2. **Buyer to pay for additional title survey coverage if needed.**

7. **Closing Date-** 30 days recommended.
   Please avoid closings on the last business day of the month.

8. **Paragraph 2D needs to have "As Is/Where Is"**

9. **Paragraph 6D needs to be filled in ex. "residential use"**

10. Special Stipulations- Add the following **non negotiable** language**:** "Property to be conveyed via Special Warranty Deed".

11. **Page 10 – Listing Broker Information must be completed as follows:**

    - Firm Name: Entera Realty LLC
    - Firm License: 9007137
    - Listing Agent Name: Lynette Thomas
    - Listing Agent's License Number: 635717
    - Phone: 888-216-6364
    - Office Address: 800 Gessner Dr. Suite 900 Houston, TX 77024
    - Email:ltl@enterarealty.com
    - Listing Agent is working as Seller's Agent

12. **Non-Realty Items Addendum:** Add the text “where-is, as-is” after each item.

13. **If your offer is contingent:** Buyer’s home must be actively listed in order for the seller to consider

14. The seller only operates **Monday through Friday** during normal business hours.

15. All pages of your offer, proof of fund, finance addenda, etc. must be merged into a single .pdf document and **submitted as a single PDF document.** (https://www.ilovepdf.com/merge_pdf is an excellent pdf merge tool that is free to use.)