



Room sizes are estimated. Home is being sold “as-is”, “where-is”. Offers must be submitted by the Buyer’s agent via Propoffer.com. Proof of funds or pre-approval letter is required on all offers. Buyer and Buyer’s agent to do All due diligence.

1. All offers must be submitted via **PropOffers.com**.
2. A viewing release must be signed and returned to our office before showing this property.
3. Property is eligible under the First Look Initiative. All Owner Occupant offers will be responded to after 7 days on the market and Investor offers will be responded to after 30 days. However, all offers can be submitted during the First Look period.

AN OFFER MANAGEMENT FEE OF \$200.00 (plus sales tax, where applicable) IS CHARGED BY PYRAMID PLATFORM IN CONNECTION WITH THE USE OF PROPOFFERS.COM. THIS FEE WILL BE PAID AT CLOSING BY THE AGENT REPRESENTING THE BUYER AS SELLING AGENT OR TRANSACTION BROKER.

4. Seller: Aaia Rml LLC
5. Contract Terms:
 - **6C SURVEY:** Buyer’s expense
 - **6A8ii TITLE POLICY AND SURVEY:** Buyer expense is selected if buyer would like the amendment
 - **22 AGREEMENT OF PARTIES:** Other: Add Seller’s Addendum, Showing Release, Riverbend Hold Harmless Agreement
6. Suggested Earnest Money is 1% or \$1000 whichever is greater and for cash offers EMD to be 5% or \$5000 whichever is greater. The suggested option fee is \$25 per day.
7. Suggested Title Company: Selene Title LLC
8. Transaction is Subject to seller addendum and will be generated if accepted.
9. All offers are subject to OFAC clearance.
10. MAY TAKE 24-48 HOURS TO RESPOND TO ANY OFFERS AND AMENDMENT. THEY ARE NOT IN THE OFFICE ON WEEKENDS TO RESPOND.
11. Any questions, please contact Sterling Harlan at 979-716-1163 or Sherry Harlan at 979-716-7051

Thank you for your offer