Entera Realty

Offer Instructions

Address - 11422 Victory Cavern, San Antonio, TX 78254

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/d4hm8jckp

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/d4hm8jckp

Overview

Please be advised, that the seller is a corporation and only operates Monday-Friday during normal business hours.
The response may be delayed due to this not being a traditional seller.

All contracts must include
HOA Addendum (if applicable), Mineral Addendum, Seller's Disclosure, Seller's Addendum, MUD (if applicable), Proof of Funds, or a pre-approval letter from the lender.

All pages of your offer, proof of funds, financing addenda, and the seller's addendum 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.)

If your offer is contingent the sale of another property you must be past due diligence.

Texas: One to Four Family Residential Contract

Seller Name is: AMH TX Properties, L.P. and/or its affiliates

Paragraph 2D needs to have "As Is/Where Is"

Earnest Money: It is recommended to be a minimum of 1% of the purchase Price. Option Fee/Option Period: Seller requires a $500 option fee

The seller requires the use of their preferred title company, please leave this blank on the contract or reach out to the listing agent to obtain this information.

Shortages, etc. - 6.A.8(i) in the contract should be checked, if not then check 6. A (ii) buyer.

Survey: Seller does not have one, and the buyer must purchase their own. Please check 6 C2

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

Paragraph 11. Special Provisions please add the following verbiage: At the Seller's discretion, property taxes may be prorated based on the latest known assessment and tax rate information available.

Paragraph 21: Please insert the below text on the seller's side: 23975 Park Sorrento, Suite 300
Calabasas, CA 91302

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Listing Broker

Listing Broker Information must be completed as follows:

- Firm Name: Entera Realty LLC
- Firm License: 9007137
- Listing Agent Name: Penny Watson
- Listing Agent's License Number: 438005
- Phone: 888-216-6364
- Office Address: 800 Gessner Dr. Suite 900
- City, State, Zip: Houston, TX 77401
- Email: pwl@enterarealty.com
- The Listing Agent is working as the Seller's Agent