



Offer Instructions

118 Waterloo Dr., New Braunfels, TX 78130

- Send a copy of initialed & signed Disclosures, Addenda & Notices
- Provide Pre-Qualification Letter or Proof of Funds with Offer
- **Para 1.** Luke Cavanaugh
- **Para 2d.** EXCLUSIONS
- **Para 5:** Suggested earnest money of 1% of listed sales price:
 - **Preferred Title Company: Independence Title**
 - Escrow Officer: Sherri Riedel
 - Address: 417 W. San Antonio St., New Braunfels, TX 78130
 - Email and phone: sriedel@independencetitle.com
- **Para 7H.** Seller is amenable to paying up to \$500 towards a Home Warranty
- **Para 10A.** Possession: Upon Closing and Funding
- **Para 21.** Please provide appropriate contact information
- **Para 23.** Option Money:
 - \$350 for 10 days
 - \$150 for 7 days
 - \$100 for 5 days
- Please email all offers to:
 - Hunter@LakeHouses4Sale.net
 - Ashley@LakeHouses4Sale.net
- It is my policy to submit offers as soon as possible once the offer is complete. Offers submitted after 5:30 pm and on Sundays will be presented on the next business day.
- Please call 830.221.6969 for questions

Broker Information:

Listing Broker: Keller Williams Heritage, McQueeney – License #434367

Listing Associate: Stephen Hunter Croan – License # 564547

Licensed Supervisor: Stephanie Williams – License # 601297

Broker Address: 8610 FM 725, McQueeney, TX 78123

Broker phone: 830.624.2400

Listing Agent's Contact: Hunter@LakeHouses4Sale.net - 830.221.6969

In the case of multiple offers, it is my policy to inform all parties of the presence of other offers, to present all offers at the same time in the order received. My focus is to be fair and honest with all parties. Unless otherwise directed by my client, my policy is to respond to offers with the "Seller's Invitation to Buyer to Submit New Offer" when the client decides not to accept the offer as submitted.

I look forward to working with you throughout this transaction!