



OFFER GUIDANCE SHEET

601 Medical Court
Brenham, TX 77833
TREC # 417611

INCLUDE WITH YOUR OFFER: See Farm & Ranch Contract draft.
Seller Disclosure and Septic Disclosures acknowledged by Buyer.
Buyer's pre-approval letter from lender (if applicable) or Proof of Funds
Financing Addendum (if applicable): 25 days for credit underwriting
Mineral Addendum: Seller reserving 50% of mineral owned and WAIVES rights of ingress and egress.

OFFER TERMS

SELLER NAME: H & L FARMAGEDDON LLC

- o 4623 Oakdale Street, Bellaire, TX 77401
- o 713-819-0777 lbh@sbcglobal.net

LEGAL: A-32 H McElroy & A-967 W Neumann 46.410 AC House & 2001 Redman 16x56 MH

PROPERTY ADDRESS: 1634 Stokes Road, New Ulm 78950, Colorado County, TX

NOTE: Seller is a licensed Texas real estate agent

TITLE: Botts Title – Columbus Carrie Harbers CarrieH@bottstitle.com
514 Walnut Street, Columbus, TX 78934 979.732.8881

EARNEST MONEY: \$25,000

TITLE POLICY: paid by Seller

SURVEY: Provided by Seller

CLOSING: 30-45 days

POSSESSION: Upon closing

OPTION PERIOD: \$500 / 10 days

BROKER INFORMATION (INCLUDE ON OFFER)

- Listing Broker: South Day Inc. dba Coldwell Banker Properties Unlimited #417611
- Agent/License #: Lindi Braddock #233744
- Email: Lindi.Camaron@gmail.com
- Phone: (979) 277-4763
- Licensed Supervisor of Associate/License #: Lindi Braddock #233744
- Address: 601 Medical Ct., Brenham, Tx. 77833
 - Coop Commission 2.5%