



## OFFER INSTRUCTIONS

1. Call or text Cecilia Whitley at 512-940-3484 to notify an offer is being sent. Please leave your full name and brokerage.
2. Submit offers to: [cecilia.whitleyrealtor@gmail.com](mailto:cecilia.whitleyrealtor@gmail.com)
3. Include the following with your Farm & Ranch Contract:
  - Signed Seller's Disclosures including:
    - Seller's Disclosure Notice
    - Information About Onsite Sewer Facility
  - Addendum for reservation of oil, gas, and other minerals
  - Addendum for Seller's Disclosure of Information on Lead-Based Paint
  - Par 2.C ACCESSORIES: include portable buildings, corrals, gates, and chutes
  - Par 6.E EXCEPTION DOCUMENTS:
    - Document: Deed Restrictions
    - Date: 11/17/2021
    - Recording Reference: Filed at closing, attaching restrictions to the deed
  - Par 6.F SURFACE LEASES: include the Pasture Lease dated February 8th, 2021 and the Farm Building or Livestock Facility Lease dated February 8th, 2021
  - Appraisal Addendum (if applicable).
  - Current pre-approval letter (if financed).
  - Proof of funds (if cash or with full/partial appraisal waiver).
  - BROKER INFO on page 9

<b>STERLING &amp; ASSOCIATES</b>	<b>9008152</b>	
Listing or Principal Broker	License No.	
<b>Cecilia Whitley</b>	<b>678862</b>	
Listing Associate's Name	License No.	
<b>cecilia.whitleyrealtor@gmail.com</b>	<b>(512)940-3484</b>	
Listing Associate's Email Address	Phone	
Licensed Supervisor of Listing Associate	License No.	
<b>116 E 1st Street</b>	<b>(512)285-6500</b>	
Listing Broker's Office Address	Phone	
<b>Elgin</b>	<b>TX</b>	<b>78621</b>
City	State	Zip

represents

- ☒ Seller Only  
☐ Buyer Only  
☐ Seller and Buyer as an intermediary

4. Title has been opened at Austin Title.
  - Escrow Agent: Karen Cannon
  - Email: [karen.cannon@austintitle.com](mailto:karen.cannon@austintitle.com)
  - 815 Hwy 71 West Building 1, Suite 1100, Bastrop, Texas 78602
5. In a multiple offer situation, all offers will be presented to the seller after deadline set in MLS remarks and will make good faith efforts to keep you advised of the status.