

In order to avoid multiple counteroffers back and forth, the sellers have asked us to inform you that they would consider the following terms ideal as a minimum for all offers.

Please send all offers to OFFERS.HOMESBYHORNBURG@GMAIL.COM

and CC ANGELA@1WRE.COM

Terms:

- A minimum of 1% in earnest money
- A 5-day max option period with at least \$50-100 per day
- Closing date- 30 days
- 3+ day Leaseback- leaseback at \$0 per day, \$0 deposit and \$350 holdover rate
- Preapproval that outlines that tax returns, assets, paystubs, all documentation HAS been reviewed by the lender, not verbally verified.
- If you're including a financing contingency, **the fewer the days, the better!** The sellers would be impressed with a financing contingency that coincides with the option period or ends less than 1 week later.
- The seller expects the Buyer's Walk-Through and Acceptance Form to be listed on the attached addendums under section 22 to bind all parties to execute the form prior to closing.

1145 Hill County Road 1458, Itasca, TX 76055

Sellers Info:

- William Risinger
- Claudine Risinger

Our clients would prefer to close with below Title Company:

- Paragraph 5: Providence Title Arlington
 - Escrow Officer: Melissa Mutchler
 - 4107 S Bowen Rd, Ste 101, Arlington, TX 76016
- Earnest money is made payable to Providence Title

Page 9 Contract Information:

Listing Broker Firm: One West Real Estate Co. - 9012101

Listing Associate's Name: Angela Hornburg - 0620365, angela@1wre.com

Supervisor of Listing Associate: Angela Hornburg - 620365

Listing Broker's Office Address: 316 S Main St, Mansfield, TX 76063