



OFFER GUIDELINES

7205 Bethel Road | Bethel Ridge Ranch

	Please include the full property address, your client's name and the word "OFFER" in the email subject line.
Seller(s):	Paul Laughlin and Michelle Sly Laughlin
Exclusions:	All personal belongings including furniture, ranch equipment, un attached appliances, saddle and bridle racks, exterior furniture.
Preferred Title Company:	Sewell Title: DO NOT CHANGE Lara Conn laraconn@sewelltitle.com 817-887-9868 616 Arch Adams Fort Worth, Texas 76107
Earnest \$:	1% or more
Option Fee/Days:	\$100+
HOA:	None
Closing/Possession:	"Upon closing and funding"
Survey/T-47:	Buyer expense
Notices:	Seller: DO NOT LEAVE BLANK Michelle Laughlin: michellemsly@aol.com Paul Laughlin: pflaughlin@ptd.net With copy to: office@theashtonagency.com
Page 9:	Listing Broker Info: The Ashton Agency - 9009009 Listing Associate: Kolby Stewart - 0639074 Licensed Supervisor: Kolby Stewart - 0639074 Office@theashtonagency.com 817-266-1009

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ASHTON
— AGENCY —

Financing	Attach Pre-Approval letter or Proof of Funds
Other Addenda:	On Site Sewer Addendum
Team	PLEASE “CC” ALL FOUR ON ALL COMMUNICATIONS Kolby Stewart, COO/Listing Agent Kolby@theashtonagency.com 970-749-7404 Clayton Patterson, Vice President Clayton@theashtonagency.com 979-450-5465 Barbara Decker, Director of Operations and Transactions Office@theashtonagency.com 615-500-1399