

In order to avoid counteroffers back and forth, the sellers have asked us to inform you that they would consider the following terms ideal for all offers, but understand there is some room for negotiation.

Please send all offers to [OFFERS.HOMESBYHORNBURG@GMAIL.COM](mailto:OFFERS.HOMESBYHORNBURG@GMAIL.COM)

and CC [ANGELA@1WRE.COM](mailto:ANGELA@1WRE.COM)

Preferred Terms:

- 1% or more in earnest money
- 7-day option at \$25-\$65 per day
- Closing date- 30 days
- 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.
- Parcel ID 244358

TBD Boyce Road, Waxahachie, TX 75165

Sellers Info:

- Tony Moody
- Debra Moody

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