



Offer Instructions

18617 E TX-29 Buchanan Dam, TX 78609

- Send a copy of initialed & signed Disclosures, Addenda & Notices
- Provide Pre-Qualification Letter or Proof of Funds with Offer
- **Para 1.** Tanks & Longhorns LLC
- **Para 5:** Suggested earnest money: 1.5 – 2.5%
 - **Preferred Title Company: Heritage Title Company**
 - Escrow Officer: John Bruce
 - Address: 200 W 6th Street | Suite 1600 Austin, TX 78701
 - Email and phone: jbruce@heritage-title.com / 512-505-5012
- **Para 5A & 5B:** – Option Period
 - \$750 for 10 days
 - \$500 for 7 days
 - \$250 for 5 days
- **Para 6A (8).** If Buyer elects for survey coverage, please make it the Buyers expense
- **Para 10A.** Possession: Kindly select “According to temporary lease...” and allow seller a 7-day leaseback. Fee Negotiable
- **Para 21.** Please provide appropriate contact information
- **Third Party Financing (if used):**
 - The Interest rate should be at least 0.25-0.5% higher than the quoted rate since rates can fluctuate from when we go under contract to the time the buyer locks in their rate
 - The last blank should be no less than 2%.
- Preferred Lenders:
 - **James Racanelli – Sente Mortgage**
 - 210-771-8332
 - James.racanelli@sentemortgage.com
 - **Dean Michael Williamson – The Wood Group of Fairway Mortgage**
 - 830.730.8861 / dean.williamson@fairwaymc.com
 - **Eric Couch – First Commercial Bank**
 - 830-626-5017 or 830-625-2468
 - ericc@1cb.com
- Please email all offers to:
 - Billy@LakeHouses4Sale.net
 - Ashley@LakeHouses4Sale.net
 - Lacey@LakeHouses4Sale.net
- It is my policy to submit offers as soon as possible once the offer is complete. Offers submitted after 5:30 pm and on Sundays will be presented on the next business day.
- Please call 830.221.6969 for questions

Broker Information:

Listing Broker: Keller Williams Heritage, McQueeney – License #434367

Listing Associate: Billy Stephens – License # 821506

Licensed Supervisor: Stephen Hunter Croan – License # 564547

Broker Address: 8610 FM 725, McQueeney, TX 78123

Broker phone: 830.624.2400

Listing Agent's Contact: Billy@LakeHouses4Sale.net - 830.660.8944

In the case of multiple offers, it is my policy to inform all parties of the presence of other offers. My focus is to be fair and honest with all parties. Unless otherwise directed by my client, my policy is to respond to offers with the "Seller's Invitation to Buyer to Submit New Offer" when the client decides not to accept the offer as submitted.

I look forward to working with you throughout this transaction!