

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 TAYLOR@1WRE.COM and LORI@1WRE.COM**

Terms:

- A minimum of 1% in earnest money
- \$30/day for option period
- Closing date- within 60 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.
- Per TAD, use these three account numbers as Parcel IDs: 42991984, 42992000, 42992026

6141 Garcia Lane, Fort Worth, TX 76140

Sellers Info:

- TLC Texas Investments LLC

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