



# Offer Instructions

**103 Misty Waters, Boerne, Texas 78006**

Please use a **Farm and Ranch Contract:**

- Seller(s) Name: Big Brett Properties LLC
- Property Legal Description:
  - Home on 7+/- acres with legal description from Tax Data as follows: (Parcel 227478) THE CROSSING HIDDEN LAKE SE CTION LOT 524 2.06 ACRES
  - Parcel 27479 The Crossing Hidden Lake Section Lot 525, 2.33 Acres
  - Parcel 27477 The Crossing Hidden Lake Section Lot 523, 2.69 Acres
- Exclusions:
- Preferred Title Company: Ranger Title Company, 409 N. McGraw St., Forney, TX 75126
  - Attn: Pat Ashford Email: ashfordp@rangertitle.com
- Earnest Money: At least 1% of Contract Price
- Survey: See supporting docs. Buyer to pay if new survey is needed.
- Possession: \_\_\_\_ days Seller's Temporary Lease needed or Closing & Funding
- Notices:

## Broker Information (for page 10):

Listing Agent: Delanee Clark  
License No: 0710720  
Email: delanee@rmlandmark.com  
Phone: 214-500-1641

Broker Firm: RE/MAX Landmark  
Broker License No: 0591885  
Licensed Supervisor of Associate: Chris Harden  
Supervisor License No: 0430179  
Broker Address: 109 N. Frances St., Terrell, TX 75160

## Applicable Contract Addenda & Supporting Docs:

- Attach pre-approval letter from a reputable lender if financed or proof of funds preferred when cash
- Seller's Disclosure Notice
- Information about On-Site Sewer Facility

**Inspections & Appraisals to be scheduled through Showing Time at 817-858-0055**

➔ **TRANSACTION COORDINATOR FOR DELANEE: STEPHANIE** ←

**CC ALL CONTRACTS AND EMAILS TO:**

ASST.DELANEECLARK@OUTLOOK.COM



*Delanee Clark*  
**214-500-1641**  
[www.delsellsproperties.com](http://www.delsellsproperties.com)

**RE/MAX**  
*Landmark*  
**Frank Roberts**  
**LAND TEAM**