

Acker Properties Group Offer Guidelines



Thank you for your interest in making an offer on one of our fabulous properties! We want to ensure your experience is pleasant with no surprises. We will present your offer as promptly as possible, or as stated in MLS private remarks.

Please be sure your complete offer is sent to jana@ackerproperties.com and to maryanne@ackerproperties.com

Email Title line: **OFFER for 2868 N Highway 37, Clarksville, TX 75426** from <Buyers agent name/Brokerage>

TAR Residential Sales Contract

Full Seller Names: Cornelius Michael Bailey and Lilie Crawford Bailey

Preferred Title Company:

Stone Title - Amanda Posey
33 1st NW Street
Paris, TX 75460
903-785-4519
aposey@stonetitle.com

Completed Broker Page including listing side:

Listing Broker Firm: Keller Williams Central **License Number** 0567902

Listing Associate's Name: Jana Guthrie **License Number** 0757690

Team Name: Acker Properties Group

Listing Associate's Email: jana@ackerproperties.com

Licensed Supervisor: James Tan **License Number:** 0432986

Listing Broker Address: 501 W. President George Bush Highway#125, Richardson, TX 75080
Phone Number - 469-467-7755

Section 21 Notices: completed with Buyer contact information

Seller agent copy: jana@ackerproperties.com and maryanne@ackerproperties.com

Special Provisions: "If option period ends on a Saturday, Sunday or legal holiday, the end of the option period is moved automatically to 5pm on the next business day that is not a legal holiday"

All Applicable Contract Addenda:

Third Party, Lead-Based Paint, On Site Sewer, etc..

Survey - in MLS docs

Buyer signed Seller's Disclosure - in MLS docs

Buyer signed Lead Based Paint - in MLS docs. Make sure that buyer makes selection in section C&D

Pre-Approval letter - within the past month with lenders contact information, including cell number, email and confirmation that ability to purchase for sales price has been verified

Proof of Funds for all cash offers and appraisal waivers (partial or full) in the name of the buyers