

# 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 [tyler@ackerproperties.com](mailto:tyler@ackerproperties.com) and to [maryanne@ackerproperties.com](mailto:maryanne@ackerproperties.com)

Email Title line: **OFFER for 1943 Alsdorf Road, Ennis, Texas 75119** from <Buyers agent name/Brokerage>

## TREC Farm and Ranch Contract

**Full Seller Names:** Shane and Kerri Haggstrom

**Preferred Title Company:** MH Title - Maryam Solis/ Shelly Mamot  
2745 Dallas Parkway, Suite 140  
Plano, TX 75225  
469-304-4600  
[MSolis@mh-title.com](mailto:MSolis@mh-title.com)  
[smamot@MH-Title.com](mailto:smamot@MH-Title.com)

## Completed Broker Page including listing side:

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

**Listing Associate's Name:** [Tyler Morris](#) **License Number** 080002

**Team Name:** Acker Properties Group

**Listing Associate's Email:** [tyler@ackerproperties.com](mailto:tyler@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 2E Exclusions:** Storage Sea Container, pipes by sea container, inside home staging decor, outside flower planters, antique wagon in front of the house, washer, dryer, refrigerator, security cameras, shark robo vacuum

**Section 6C Survey:** new one will need to be ordered

**Section 7H:** 1-8 check seller "is not"

**Section 21 Notices:** completed with Buyer contact information and **Seller agent copy:** [tyler@ackerproperties.com](mailto:tyler@ackerproperties.com) and [maryanne@ackerproperties.com](mailto: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"

**Sellers contribution to the Buyer's agent commission will be negotiated with the offer**

**All Applicable Contract Addenda:** Third Party, SDN, On site Sewer, etc.

**Buyer signed Seller's Disclosure and Onsite Sewer Addendum** - in MLS docs

**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

**Thank you from the Acker Properties Group**