

CLARK

REAL ESTATE GROUP

Briggs | Sotheby's
Freeman | INTERNATIONAL REALTY

OFFER GUIDELINES

1161 La Mirada Court, Southlake, TX 76092

MLS # 01234567

Questions – Call/Text: Jason Clark 662.279.9191

Submit Offer To: jclark@briggsfreeman.com

Email Offer Subject: Offer for 1161 La Mirada Ct (76092)

Thank you for your interest in making an offer on this listing 1161 La Mirada Ct, Southlake, TX. Please know that I will confirm receipt of your offer via email. Please allow for at least 24 hours after your offer is submitted for review.

SELLER(S):	Castle of Miracles Trust		
EXCLUSIONS:	n/a		
LISTING AGENT:	Jason Clark (0722788)	jclark@briggsfreeman.com	662-279-9191
BROKERAGE:	Briggs Freeman Sotheby's International Realty (0287843)		214-351-7100
	3131 Turtle Creek Blvd, 5 th Floor, Dallas, TX 75219		
SUPERVISOR	Angela Thornhill (417312)	athornhill@briggsfreeman.com	214-351-7100
TITLE COMPANY:	Momentous Title		214-775-3611
	3131 Turtle Creek Blvd Ste 100, Dallas, TX 75219		
ESCROW OFFICER:	Randy Ramirez	raramirez@momentoustitle.com	

****PLEASE NOTE TITLE HAS ALREADY BEEN OPENED AT Momentous Title****

EARNEST MONEY: Recommended at least 1% of sale's price or above

POSSESSION: Upon Closing and Funded

NOTICES: BUYER: Please complete buyers info on PG 9, PARA 21

FINANCING: Attach Lender Letter* or Proof of Funds
** A pre-approval letter rather than a pre-qualification letter from a reputable local lender is preferred.**
** LIST OF LENDERS AVAILABLE UPON REQUEST.**

SURVEY: **SEE MLS & T-47 – Transaction Desk (also available on: www.1161LaMirada.com)**

OTHER ADDENDA, NEEDED FOR AN OFFER: DOCUMENTS on TRANSACTION DESK & www.1161LaMirada.com

Seller's Disclosure (**signed by buyer(s)**)
Sources of Square Footage, Dimensions, and Acreage Form (**signed by buyer(s) AND agent**)
Affiliated Business Addendum
Compensation Agreement Between Brokers
Addendum for Property Subject to Mandatory in Owners Association
CCR'S (HOA DOCUMENTS)

HOA INFORMATION: NAME: La Mirada HOA – Clinton Anderson PHONE: 214-725-3489
Annual Dues \$3300
ADDRESS: 1101 La Mirada Ct, Southlake, TX 76092

****IN CONTRACT CHECK: 6. (E). TITLE NOTICES (2) MEMBERSHIP IN PROPERTY OWNERS ASSOCIATION(S):**
The Property [] is [] in not subject to a mandatory membership in a property owners association(s)