

Offer Instructions

Somerville Lake Acres, Somerville, TX

- **Paragraph 1 - Seller:** FM Land Holdings, LLC
 - Trenton Horter, Manager Member and Michael Springer, Manager Member *should both be included as signers*
- **Paragraph 5 - Closing Agent:** Brooke Heinsohn at Independence Title in Austin (Rollingwood branch) - bheinsohn@independencetitle.com
 - Brooke is located in Austin. Independence has an agreement set up across all Independence Title offices to do complimentary closings. The Buyer can close at an Independence Title branch that is most convenient to them. Earnest money can also be dropped off at any Independence Title location or submitted electronically.
- **Paragraph 8 - License Holder Disclosure:** Please include "A member of the selling entity is a licensed broker in Texas."
- **Paragraph 11 - Special Provisions**
 - Buyer has reviewed and accepted the deed restrictions as shown in Exhibit B
 - Buyer has viewed the property pins and accepts property as is
 - **IF SELLER FINANCING IS USED:** Buyer agrees to pay \$25 monthly loan servicing fee
- **Paragraph 21**
 - **Seller Mailing Address:** 5701 W Slaughter Lane, Bldg A130, Austin, TX 78749
 - **Seller Email Address:** Trent@spaceforaplace.com
 - **Seller Phone Number:** 512-379-2338
- **Exhibits**
 - **Exhibit A - Survey & Metes and Bounds:** Please attach the plat to the signed offer as an exhibit and have it initialed by the Buyer.
 - If the Buyer wants an individual survey of just their lot, Buyer will need to cover that cost.
 - **Exhibit B - Deed Restrictions:** Please attach the deed restrictions and have the Buyer initial them.
 - **Exhibit C - Owner Finance Terms (IF RELEVANT):** please attach this sheet and have Buyer initial it.
- **If Seller Financing is Used:** Please reference the Owner Financing sheet for details around closing cost allocation, monthly loan servicing fee to be paid by borrower, prepaid escrows, interest rate and loan length.
 - In the special provisions section, please include the following...
 - Confirm amount of closing costs to be covered by Buyer
 - Confirm monthly loan servicing fee to be covered by Buyer
 - On the Seller Financing Addendum, please ensure the following...
 - Paragraph A: The last box is checked and the following is included: "Buyer agrees to submit a full RMLO loan application with an RMLO of Seller's choosing"
 - Paragraph C: Please ensure this is filled out completely

- Paragraph D: For the Deed of Trust, please ensure...
 - **Consent Required** is checked in sub-bullet 1
 - **Escrow Required** is checked for sub-bullet 2