



TIPS FOR SUBMITTING AN OFFER

5252 Pruitt Dr, The Colony, TX 75056

- All offers, in order to be considered, must be in writing on the newest **One to Four Contract**
- All offers must be completely filled out, including all of **page 9** (see *Contract Facts* below)
- All offers must include a **Pre-Approval Letter** or **proof-of-funds** if paying with cash.
- Buyer(s) must sign **Sellers Disclosure Notice** if one is in MLS supplements.

CONTRACT FACTS:

Seller Name(s)	Susana Ruelas
Legal Description	Lot 22, Block 126, Colony No 19
Listing Broker Firm / License #	Compass RE Texas, LLC / 9006927
Listing Associate's Name / License #	Christopher Ohlig / 0591753
Listing Associates Email Address / Phone #	chris@ohliggroup.com / 972-800-7844
Licensed Supervisor of Listing Associate / License #	Kristi Davis / 0496179
Listing Broker's Office Address	6801 Gaylord Pkwy, Ste 110, Frisco, TX, 75034
Listing Broker's Office Phone #	214-814-8100

OFFER RECCOMENDATIONS:

Earnest Money	1.00%+ minimum
Title Company	Lawyers Title - 1 Cowboys Way #260, Frisco, TX 75034 – Closer: Kelly
Option Fee	\$150+ for maximum 7 days
Home Warranty	\$500 maximum
Closing	30-day maximum
Leaseback	Not Needed

If you have any questions before submitting your offer, please don't hesitate to call Listing Agent