



Offer Instructions

9474 E Highway 175, Kemp, TX 75143

Please use a **Commercial Improved Contract:**

- Seller(s) Name: Coolish Investments LLC
- Property Legal Description:
 - Commercial property on 5 +/- acres with legal description from Tax Data as follows:
(Parcel 8626) CYRENA KENADY, TRACT 139.01; 1.0 ACRES
(Parcel 8638) CYRENA KENADY, TRACT 260; 5. ACRES
- Exclusions:
- Preferred Title Company: Ranger Title Company, 409 N. McGraw St., Forney, TX 75126
 - Attn: Pat Ashford Email: ashfordp@rangertitle.com
- Earnest Money: At least 1% of Contract Price
- Survey: See supporting docs. Buyer to pay if new survey is needed.
- Possession: Closing & Funding
- Notices: Listing agent relative to seller

Broker Information (for page 10):

Listing Agent: Delanee Clark
License No: 0710720
Email: delanee@rmlandmark.com
Phone: 214-500-1641

Broker Firm: RE/MAX Landmark
Broker License No: 0591885
Licensed Supervisor of Associate: Chris Harden
Supervisor License No: 0430179
Broker Address: 109 N. Frances St., Terrell, TX 75160

Applicable Contract Addenda & Supporting Docs:

- Attach pre-approval letter from a reputable lender if financed or proof of funds preferred when cash
- Seller's Disclosure Notice
- Information about On-Site Sewer Facility

Inspections & Appraisals to be scheduled through Showing Time at 817-858-0055

TRANSACTION COORDINATOR FOR DELANEE: STEPHANIE

**CC ALL CONTRACTS AND EMAILS TO:
ASST.DELANEECLARK@OUTLOOK.COM**



Delanee Clark
214-500-1641
www.delsellsproperties.com

RE/MAX
Landmark
Frank Roberts
LAND TEAM