



Offer Instructions

17008 FM 344 W, Flint, Texas 75762

Please use a **Farm and Ranch Contract:**

- Seller(s) Name: Troy Smart
- Property Legal Description:
 - Home on 20+/- acres with legal description from Tax Data as follows: (Parcel R200279) Abst A0002 P E Bean Tract 23 J (Parcel R005310) Bentwood Bay Sub Lot 17, (Parcel R005317) Bentwood Bay Sub Lot 8, (Parcel R152418) Bentwood Bay Sub Lot 9 19,
- Exclusions: Piano
- 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:

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: 9009706
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