



# Offer Instructions

**1216 Van Zandt County Road 1211, Canton, Texas 75103**

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

- Seller(s) Name: John Travis, N'Cole Travis
- Property Legal Description:
  - Home on 7+/- acres with legal description from Tax Data as follows:
  - (Parcel R000002840) ACRES: 7.100 ABST: 132 SUR: E C AREW
- Exclusions:
- Preferred Title Company: VZ Abstract & Title, 128 E. Dallas, Canton, TX 75103
  - Attn: Cassidy Henderson Email: [cassidy@vzabstract.com](mailto:cassidy@vzabstract.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](mailto: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](mailto:ASST.DELANEECLARK@OUTLOOK.COM)



*Delanee Clark*  
214-500-1641  
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**RE/MAX**  
*Landmark*  
Frank Roberts  
**LAND TEAM**