



**OFFER INSTRUCTIONS**  
**2274 Royal Gate, New Braunfels , TX 78132**  
**Owner: Jayne A. Manuel**  
**[Jm3011@aol.com](mailto:Jm3011@aol.com) 713-202-0066**

Thank you for considering an offer on this listing. I appreciate you showing and look forward to working with you.

\*When sending an offer please include copies of the lender letter and Earnest Money Deposit

\*Please call or text when submitting so we can be aware and look for it.

**I. EARNEST MONEY**

We recommend Earnest Money of at least 1% of the offer price and have advised my seller accordingly.

**II. TITLE AND ESCROW OFFICER**

If the Seller is being asked to pay for the title policy, they prefer that the following title company and escrow officer be listed in Paragraph 6A of the Purchase Contract:

Title Company: Stewart Title

Escrow Officer: Melissa Williams

[Melissa.Williams@stewart.com](mailto:Melissa.Williams@stewart.com)

2673, Canyon Lake, TX 78133. 830-964-5113

**III. SURVEY & SELELR'S DISCLOSURE**

Please us all disclosures that are included in the document section of the MLS.

**IV. OPTION PERIOD AND OPTION FEE**

We recommend \$10 a day for the Option fee and no longer than 10 days for the Option Period

**V. BROKER INFORMATION (PAGE 9)**

For the convenience of all parties to the contract, the title company and your buyer's lender, please complete all information on Page 9 of the contract identifying the Brokers to the transaction. Our info is below.

Listing Broker: All City Real Estate, LTD Co.

Listing Broker License: 9003633

Listing Associate: Deborah Gordon License: 641687

Email: [Debbie@DebbieGordon.Realtor](mailto:Debbie@DebbieGordon.Realtor)

Agent Cell: 530-559-1739

Licensed Supervisor: Kevin Scanlan License: 477367

Office Phone: 866-277-6005

Office Address: PO Box 170524., Austin, TX 78717

**VIII. NOTICE OF INSPECTIONS**

Should your buyers choose to have any inspections please coordinate with me, thanks!

**IX. Manufactured Label/Seal Numbers: PFS1071274 and PFS1071275**

