



This Property is a Certified Pre-Owned Home!

3301 Ricci Lane, Irving TX 75062

With this certificate the **NEW OWNER** will receive the following:

1. Recent inspection from a Texas-licensed inspector.
2. One-year home warranty provided by **America's Preferred Home Warranty**. Warranty will commence upon property closing.
3. **12-month Guarantee**. "Love it" or Nicole Andrews & Associates will sell it for **0% Listing Commission!***



See Warranty brochure for coverage details.

** Subject to Owner and Listing Agent agreeing upon price and condition of property. 90-day listing agreement.*