

# OPTIONAL HELPFUL INFORMATION for OFFER COMPOSURE & TRANSMITTAL

**601 VALLEY VIEW WEST ROAD, HAYS COUNTY,  
SAN MARCOS, TX 78666**

**SELLER'S NAME:** Shandel Anderson    **HOA:** N/A    **SURVEY:** Seller provided  
**NON-REALTY ITEMS:** Select items may be available; include any with your offer.

**Broker Information:** Broker: Anders Pierce Realty, LLC    License #: 9002942  
Listing Agent: Justin Herbelin    License #: 581963    T: 830-624-9464  
E: [justin@justinherbelin.com](mailto:justin@justinherbelin.com)    See next page for a completed page 10 example.

**Name of licensed supervisor:** Heath Anders    License #: 498440    T: 830-214-6002  
E: [heath@anderspierce.com](mailto:heath@anderspierce.com)    480 S Seguin Ave, New Braunfels, TX 78130

*\*Property's title is currently opened at Seller's preferred title company:*

Old Republic Title    640 N Walnut Ave Suite 1201    New Braunfels, TX 78130  
Escrow Officer: Angie Buechmann    [abuechmann@oldrepublictitle.com](mailto:abuechmann@oldrepublictitle.com)    830-608-1551

**Submit offer to Listing Agent at [justin@justinherbelin.com](mailto:justin@justinherbelin.com)**

**Text 830-624-9464 to confirm receipt**

Upon receipt, offers will be forwarded to seller and listing agent will confirm. Offers received after 7 PM CST may be processed the next day.

**Seller's response may take up to 24 hours; consider including the following for expedition:**

- 1) Buyer's signed/initialed copy of Seller's Disclosure Notice/all disclosures, and
- 2) **Proof of buyer's ability to purchase/finance**, including lender contact info (name, phone, email). Buyer's agent to facilitate immediate introduction; lender to contact listing agent ASAP.

**BROKER INFORMATION**  
 (Print name(s) only. Do not sign)

Anders Pierce Realty, LLC  
 Other Broker Firm License No.

represents  Buyer only as Buyer's agent  
 Seller as Listing Broker's subagent

Associate's Name License No.

Team Name

Associate's Email Address Phone

Licensed Supervisor of Associate License No.

480 S Seguin Avenue (830) 214-6002  
 Other Broker's Address Phone

New Braunfels TX 78130  
 City State Zip

Anders Pierce Realty, LLC 9002942  
 Listing Broker Firm License No.

represents  Seller and Buyer as an intermediary  
 Seller only as Seller's agent

Justin Herbelin 581963  
 Listing Associate's Name License No.

Team Name

justin@justinherbelin.com 830-624-9464  
 Listing Associate's Email Address Phone

Heath Anders 498440  
 Licensed Supervisor of Listing Associate License No.

480 S Seguin Ave 830-214-6002  
 Listing Broker's Office Address Phone

New Braunfels TX 78130  
 City State Zip

Selling Associate's Name License No.

Team Name

Selling Associate's Email Address Phone

Licensed Supervisor of Selling Associate License No.

Selling Associate's Office Address

City State Zip

Disclosure: Pursuant to a previous, separate agreement, Listing Broker has agreed to pay Other Broker a fee ( \$ \_\_\_\_\_ or  \_\_\_\_\_% of the Sales Price). This disclosure is for informational purposes and does not change the previous agreement between brokers to pay or share a commission.

