

HELPFUL OFFER GUIDELINES – PLEASE READ THOROUGHLY BEFORE MAKING AN OFFER

Hi! If you are reading this document, we are super excited you are considering an offer! Below are a few guidelines to use when making an offer.

- Sellers names are: **Jacob Yacoub** and **Mireille Yacoub**
- Title has already been opened with **Mary Blanck w/ Patten Title** as the designated escrow officer. Address is **333 Hwy 290, Dripping Springs, TX 78620**. Her team email is LongHornTeam@pattentitle.com
- **HOA Documents:** Quarterly HOA dues are \$459 / quarter. Seller will pay for the \$375 resale certificate upfront. Please put **20 days** in **A 1.** of the mandatory HOA Addendum for obtaining the resale certificate.
 - Resale Certificate: \$375
 - Transfer Fees: \$325
 - Working Capital Fee: \$918
 - Community Enhancement Fee: \$1,275 (\$850K x .0015)
 - **TOTAL: \$2,893 / 2 = \$1,446**
- Please split the costs of the HOA fees by putting **\$1,446** in paragraph **C – Fees & Deposits for Reserves** on the **Mandatory HOA addendum**.

Please email me your written offer with the preapproval letter or proof of funds

Please use the following pertinent facts for page 9 of the offer:

LISTING FIRM: Compass RE Texas, LLC / License # 9006927

LISTING AGENTS: Alexia Dauterive / License # 642460 / Alexia@RealtyAustin.com / 512-636-4006.

TEAM NAME: N/A

SUPERVISOR: Thomas Thorton / License #: 572694-B

OFFICE ADDRESS: 2500 Bee Caves Rd, Bldg 3, Ste #200, Austin, TX 78746 / 512-600-9715 Assuming your offer is selected, please include **Teresa Stamper**, our **Contract-to-Close Coordinator**, on all correspondence. Teresa@CapitalCityCoordination.com

Please download **all required disclosures** from the MLS Documents section of the listing:

- **Proof of Funds or Lender Preapproval Letter**
- **Offer on 1-4 family contract**
- **Third Party Financing Addendum (if financing)**
- **Mandatory HOA Addendum**
- **Signed Sellers Disclosure**
- **Signed MUD Disclosure**
- **Signed Hays Co Special Road District Notice**
- **Intermediary Notice (If you are an RA or Compass agent)**
- Signed **TXR Form 2402 – “Compensation Agreement Between Brokers”** – Please list under “Other” # 22 – Notices. **If you are a RA or Compass agent, please do not send TXR-2402. Instead, send the “Intermediary Acknowledgment – Compass Broker’s Fee” form instead.**