



12100 Mustang Chase, Austin, TX 78727

Seller Name : Trend Flip Fund LLC

Address & Legal Description

12100 Mustang Chase, Austin, TX 78727, Travis County

LOT 1A *RESUB OF LT 1 BLK B ANGUS VALLEY NO 5

Tips from Agent

The best way of communicating with Broker is email Michael@trendre.com or Text 512.554.8554

There is a survey attached in MLS Docs that has been submitted to title and approved.

Owner is negotiable to a Buyer's Agent Commission. Commissions are part of negotiations do not assume commission amount.

Title Company

Texas National Title Team Clampitt <Team.Clampitt@texasnationaltitle.com>

Escrow Officer Kelley Clampitt <Kelley.Clampitt@texasnationaltitle.com>

Address 3508 Far West Blvd. Ste. 190, Austin, TX 78731

Contact Info Office Phone: 512-345-1559

Broker Information

Broker: Trend Real Estate 9010498

Listing Broker/Associate: Michael Estes 494994

512.554.8554

Michael@trendRE.com

Transactions Manager: Makaylee Brewer

512.554.8554 ext 2

Transactions@trendreatx.com



Licensed Supervisor of Associate

Michael J Estes

512.554.8554

Listing Broker Address

5114 Balcones Woods Dr Ste 307-
156 Austin, TX 78759

Relevant Documents

1. ONE TO FOUR FAMILY RESIDENTIAL CONTRACT (RESALE)
2. Third-Party Financing Addendum (If applicable)
 - a. Lender Pre-Approval Letter
 - b. Proof of Funds on a Cash Offer
3. Page one of the Buyers Rep Agreement
4. Appraisal Addendum (if applicable)
5. Non-Realty Addendum (if applicable)

FAQ:

There is no HOA

There is no septic

All required permits have been closed

We DO NOT know the average utility bills.

Money only money motivates the seller

Buyer and Buyer's Agent are responsible for verification of zoned schools within the school district and recognize that the measurements presented for the size of the lot and the square footage of the house are provided by the county and are not guaranteed by the Seller or the Seller's Agent.

Michael Estes