

Offer Instructions

Seller: Michael E. Ebarb and Lisa C. Ebarb

Legal Description: See legal description within attachments

Address: 4440 Sims Road, Rosenberg, Texas 77471

Appliances: All major appliances to remain with Property.

Equipment: Equipment may be included for an additional Consideration.

Earnest Money: \$20,000

Title Company: Please use Cathy Orsak at Select Title Company on FM 359 in Richmond, Texas (281-870-4009).

Survey: Seller has provided survey dated June 2000. If new Survey is required Buyer is to pay for survey.

HOA: None

Water Source: On-site private water well

Seller's Disclosure: Included in attachments. Buyer has received notice.

Option Period: No more than 10 days at a fee of \$500 to be credited To Buyer at Closing. Buyer is to perform their own Independent due diligence and research about Property.

Listing Broker: Texas Ag Realty, LLC
1202 West Twin Circle Drive
Richmond, Texas 77406
281-497-2774
steve@texasagrealty.com

Listing Broker License No.: 391124

Documents from MLS: Seller's Disclosure, Information About On-site Sewer Facility, Disclosure of Relationship, Survey, Legal Description, Addendum For Reservation of Oil, Gas, and Other Minerals

Additional: Please submit the Buyer's pre-approval letter or proof of funds, the signed IABS form, the above listed documents with offer to purchase, and Warranty Deed to include the following Addendum.

ADDENDUM

As a material part of the consideration for this Agreement, Seller and Purchaser agree that Purchaser is taking the Property “As Is” with any and all latent and patent defects and that there is no warranty by Seller that the Property is fit for a particular purpose. Purchaser acknowledges that it is not relying upon any representations, statements, assertions or non-assertions by the Seller with respect to the Property condition, but is relying solely upon its examination of the Property. Purchaser takes the Property under the express understanding there are no express or implied warranties. Provisions of this Section shall survive the Closing.

SELLER

Michael C. Ebarb

Date

Lisa C. Ebarb

Date

BUYER

Print Name & Sign

Date

Print Name & Sign

Date