



Offer Instructions

808 Lakeridge Drive, Keller, Texas 76248

All documents of offers to be submitted in a single PDF and kept in single PDF throughout negotiations.

Seller's names: Kevin and Stephanie Marrus

Escrow Officer: April Davis

Title Company: Fidelity - The Baker Firm

Title Address: 221 W. Southlake Blvd. Suite 150 | Southlake, TX 76092

SDN: Has received notice (see transaction desk)

Survey: Provided by seller (see transaction desk)

Exclusions: None

Possession: Seller leaseback preferred

Documents to include with offer:

- Sources of Square Footage Form (see transaction desk)
- Seller's Disclosure Notice (see transaction desk)
- Seller Temporary Residential Lease & Flood Disclosure
- Proof of qualifications

Negotiable non-realty items:

Washer, dryer, refrigerator in laundry room, in-ceiling speaker equipment, beverage cooler in butler's pantry, safe in study closet, grill on patio connected to gas line.

Listing Broker Information

Broker: Briggs Freeman Sotheby's Int'l (0287843)

Listing Agent: Kim Bedwell (0607072)

kbedwell@briggsfreeman.com (817) 229-9445

Supervisor: Jennifer Edwards (0624976)

Office: 550 Reserve St, Southlake, TX 76092 817-801-3030