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**Keller Williams Lake Travis**  
1921 Lohmans Crossing Rd. Suite 100  
Austin, TX 78734

***THANK YOU for showing***  
***1476 FM 1311***  
***Hext, TX 76848***

If you are planning to make an offer please know that  
ALL TERMS ARE FULLY NEGOTIABLE.  
We appreciate your client's offer!

- Seller's Name: 831 TRIANGLE FAMILY TRUST
- Broker: Keller Williams Lake Travis | 1921 Lohmans Crossing Rd, Ste 100 Austin 78734 | License 9010968
- Agent Supervisor: M.E. Cook | 512-263-9090 | Broker license: 0357270
- Listing Agent: Brandy Rocca | 760-403-6138 | BrandyRocca@gmail.com | License 703086
- Title Company: Chicago Title  
Diane Franks-Myers  
AVP / Escrow Officer  
1335 E. Whitestone Blvd. Ste. Z100  
Cedar Park, Texas 78613  
512-690-9490 (office)  
diane.franks@ctt.com
- Please include with your offer:
  - a mortgage pre-approval letter on lender letterhead with lender's contact information
  - for cash offer, please include proof of funds
- All offers are welcome and will be promptly and professionally submitted. Email of a .PDF is preferred.
- Please don't hesitate to contact us should you have any questions.