

The purpose of this document is to communicate Seller's expectations upfront, in order to minimize the back-and-forth and wasted time that occurs during real property sales contract negotiation.

Seller Information:

Jeff Properties LLC  
11152 Westheimer Rd., #648  
Houston, TX 77042

Please see our preferred contract terms/guidelines below:

- Please use the TREC-promulgated **Unimproved Property Contract**
  - No assignment of contract (i.e. Buyer text field should NOT contain the words "and/or assigns")
  - No option; our properties are completely unimproved with nothing to inspect; any miscellaneous items on any of our properties are included in the sale as-is
  - If offer is cash, Buyer needs to provide some Proof of Funds
  - If offer is financed, Buyer needs to provide a Pre-approval letter
  
- Preferred Title Company:
  - Rocksprings Abstract & Title Co
  - (830) 683-2185
  - 208 West Main St, Rocksprings, TX 78880

Please include this document as a public attachment with the MLS listing and/or forward to any offering party/Realtor.