

# Cypress Next Buyer's Timeline

18735 Mueschke Road: Building A - F

Cypress, TX 77433

Start: Meaningful Conversation	Approval Process	Unimproved Commercial Contract	Feasibility Period	Selections & Change Orders	Closing
Review options with Texas Sage Properties sales team	Provide name of person(s) or entity to take title of property	Deliver earnest money checks to Texas Sage Properties	Feasibility period documented in contract	Builder meeting to select tile, granite, carpet, lighting, plumbing fixtures and upgraded items.	After construction & completion of office, fire marshal inspection
Unit SqFt, location within building and complex	Reserve Agreement being taking at this time. Sign agreement and deposit \$5,000.00 (fully refundable) with Seller.	Texas Sage Properties to deliver executed contract to all parties & checks to title company & developer.	Contract terminated within feasibility period: Earnest money refunded less \$1,000	Change Order (CO) can be requested to include upgrade selections processed by builder up to 30 days post feasibility period. CO invoiced & paid in full on receipt of invoice	Third Party Inspection recommended as well as walk through. Repair and touch up items identified to address before closing
Select Office	Arrange financing & obtain approval letter from lender or if a cash buy provide proof of funds.	On Delivery of Funds and Contract to Title, feasibility period time clock commences	Post feasibility period plan space, review floor plan with builder		Final Walk through to confirm issues identified have been resolved.
	Unimproved Contract reviewed & sign by August 1, 2022		Post feasibility period earnest money is non-refundable		Closing at title company, wire or bring balance per Closing Statement and Government Issued IDs
					Funded & move in

