



OFFER INSTRUCTIONS

1. Call or text Cecilia Whitley at 512-940-3484 to notify an offer is being sent. Please leave your full name and brokerage.
2. Submit offers to: cecilia@sterlingassociatesre.com
3. Include the following with your Commercial Contract - Improved Property:
 - a. Signed Property Condition Statement
 - b. Current pre-approval letter (if financed).
 - c. Proof of funds (if cash or with full/partial appraisal waiver).
 - d. BROKER INFO on paragraph 9

9. BROKERS:

A. The brokers to this sale are:

Principal Broker: Sterling & Associates Real Estate

Agent: Cecilia Whitley

Address: 1111 W US 290

Elgin, TX 78621

Phone & Fax: (512)940-3484

E-mail: cecilia@sterlingassociatesre.com

License No.: 678862

Principal Broker: *(Check only one box)*

☒ represents Seller only.

☐ represents Buyer only.

☐ is an intermediary between Seller and Buyer.

4. Title has been opened at Patten Title.
 - a. Escrow Agent: Melanie Fox
 - b. Email: LadybirdTeam@PattenTitle.com
 - c. 1501 S MoPac Expy, Ste 130, Austin TX 78746
5. In a multiple offer situation, all offers will be presented to seller after deadline set in MLS remarks and will make good faith efforts to keep you advised of the status.