

Showing & Offer Instructions

If property is Tenant Occupied, 24–48 hour notice is required to show property. Please contact the Listing Agent by email to schedule appointments.

Seller's Full Name(s): **Edgar Garcia Enterprises, INC**

1. Offers **must** include a preapproval letter and/or proof of funds for cash offers if buyer is offering to waive the appraisal.
2. Buyer **must** sign seller's disclosure if provided in Supplements on the MLS listing.
3. Please send offers from **YOUR** email address in PDF format. **DO NOT SEND OFFERS FROM:** DocUSign, Zip Forms or Dotloop. **PUT THE LISTING ADDRESS IN THE SUBJECT LINE.**
4. If you change your offer and resubmit, submit ALL docs again, not just pages or partials.
5. Broker information for Page 10 is provided below. Please fill it out completely.

Broker Information

Listing Broker Firm:
Linnemann Realty #505021

Listing Broker Office:
3402 S. WS Young Drive
Killeen, TX 76542
254-628-9272

Listing Agent:
Michael E. Linnemann #428608
michael@linnemannrealty.com
C: 254-535-6186

Co-Listing Agent:
Scott Thomison #667138
scott@linnemannrealty.com
C: 254-760-0957 O: 254-312-2146

Licensed Supervisor of Listing Agent:
Michael E. Linnemann #428608
michael@linnemannrealty.com

Preferred Title Company

Concierge Title of Texas
Rebecca Swihart
112 N East St
Belton, TX 76513
512-806-0309
rswihart@ctotx.com