

## **Offer Instructions for TBD Beadle Rd**

Fundamental Management, LLC

1. **Seller:** Fundamental Management, LLC
  - a. Trenton Horter, Manager Member and Michael Springer, Manager Member *should both be included as signers*
2. **Mailing Address:** 3736 Bee Caves Rd, Ste 1143, Austin, TX 78746
3. **Email Address:** [Trent@spaceforaplace.com](mailto:Trent@spaceforaplace.com)
4. **Phone Number:** 512-379-2338
5. **Licensed Agent:** Michael Springer is a member of Fundamental Management LLC and is a license broker in Texas which should be called out on the contract
6. **Closing Agent:** Brooke Heinsohn at Independence Title in Austin (Rollingwood branch) - [bheinsohn@independencetitle.com](mailto:bheinsohn@independencetitle.com)
  - a. Brooke is located in Austin. Independence has an agreement set up across all Independence Title offices to do complimentary closings. The Buyer can close at an Independence Title branch that is most convenient to them or remotely with a mobile notary. Earnest money can also be dropped off at any Independence Title location, sent via overnight mail, or deposited electronically.
7. **If Seller Financing is Used:** Please reference the Owner Financing sheet for details around closing cost allocation, monthly loan servicing fee to be paid by borrower, prepaid escrows, interest rate and loan length.
  - a. In the special provisions section, please include the following...
    - i. Confirm amount of closing costs to be covered by Buyer
    - ii. Confirm monthly loan servicing fee (\$25) to be covered by Buyer
    - iii. Buyer closing cost amount in special provisions supersedes all other references to closing costs in contract
  - b. On the Seller Financing Addendum, please ensure the following...
    - i. Paragraph A: The last box is checked and the following is included: "Buyer agrees to submit a credit report to the Seller within 7 days of contract execution AND once during the life of the loan, at Lender's request"
    - ii. Paragraph C: Please ensure this is filled out completely
    - iii. Paragraph D: For the Deed of Trust, please ensure...
      1. **Consent Required** is checked in sub-bullet 1
      2. **Escrow Required** is checked for sub-bullet 2