



Offer Instructions

15381 County Road 463, Lindale, TX 75771

Please use a **Farm and Ranch Contract:**

- Seller(s) Name: Ted Vlahos DVM LLC
- Property Legal Description: Home, pool house and barn on 21+/- acres with legal description from Tax Data as follows:
 - (Parcel R196768) ABST A1034 J WHITE TRACT 23.2 (21.941AC/SEE TR 23)
 - (Parcel R031682) ABST A1034 J WHITE TRACT 23 (21.941AC/SEE TR 23.2)
- Exclusions:
- Preferred Title Company: Ranger Title Company, 409 N. McGraw St., Forney, TX 75126
 - Attn: Pat Ashford Email: ashfordp@rangertitle.com
- Earnest Money: At least 1% of Contract Price
- Survey: See supporting docs. Buyer to pay if new survey is needed.
- Possession: Closing & Funding
- Notices:

Broker Information (for page 10):

Listing Agent: Delanee Clark
License No: 0710720
Email: delanee@rmlandmark.com
Phone: 214-500-1641

Broker Firm: RE/MAX Landmark
Broker License No: 9009706
Licensed Supervisor of Associate: Chris Harden
Supervisor License No: 0430179
Broker Address: 351 E. Hwy 243, Suite 150,
Canton, TX 75103

Applicable Contract Addenda & Supporting Docs:

- Attach pre-approval letter from a reputable lender if financed or proof of funds preferred when cash
- Seller's Disclosure Notice
- Information about On-Site Sewer Facility

Inspections & Appraisals to be scheduled through Showing Time at 817-858-0055

TRANSACTION COORDINATOR FOR DELANEE: STEPHANIE

CC ALL CONTRACTS AND EMAILS TO:
ASST.DELANEECLARK@OUTLOOK.COM



Delanee Clark
214-500-1641
www.delsellsproperties.com