



## OFFER INSTRUCTIONS

### TBD GENTRY RD., BEAUMONT, TX 77713

1. **Paragraph 1:** Roper-McGown Estate
2. **Legal Description:** ABST 44 E RAINS 37.002 AC
3. **Paragraph 6A8:** Additional Boundary Coverage will be at Buyer's expense if coverage is desired.
4. **Paragraph 6C1:** If Seller has a survey it will be attached; If existing survey is not acceptable a new survey will be at Buyers expense.
5. **Page 9 Information:**
- Coldwell Banker D'Ann Harper, REALTORS #416239
  - Licensed Supervisor is Allen Pozzi #512658
  - Listing Associate is Chad Andrus #626158
  - Phone is (832) 402-9211
  - Chad's email is [chad@andruslandgroup.com](mailto:chad@andruslandgroup.com)
  - CC Executive Assistant, Jewel at [info@andruslandgroup.com](mailto:info@andruslandgroup.com)
  - Address is 18756 Stone Oak Pkwy, Ste 301 San Antonio, TX 78258

**PLEASE INCLUDE:**

1. Pre-Approval Letter/Proof of Funds
2. Third Party Financing Addendum if needed
3. Signed Addenda

**CHAD ANDRUS, ALC**  
CEO | ACCREDITED LAND CONSULTANT  
(832) 402-9211 | CHAD@ANDRUSLANDGROUP.COM