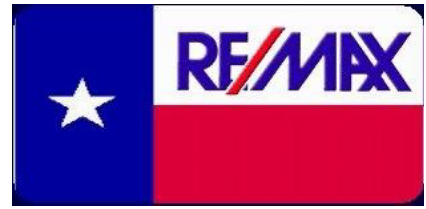




Shelly Johnson
 Remax Associates
 300 E. Sonterra Bldg. 1, Ste. 1180
 San Antonio, TX 78258
 210-410-2700 call or text
shelly@shellyjohnson.com



Step 3

The Option Period

You have now entered THE OPTION PERIOD! The day after the contract is signed by both parties, the Option Period, which is usually 10 days begins. During this time, home and pest inspectors will inspect the home you are planning to buy. As the buyer, you choose the home inspector. If you don't already have a home inspector, here are some suggestions. I'll be happy to coordinate the inspections with you

<p>Michael S. Hermann Hermann Home Inspection Service Cell: 210-289-0437 Fax: 210-263-0471 Email: mhermann9488@gmail.com</p>	<p>Gary Woda A-Nu Home 4u Office: 830-708-6827 Cell: 210-860-2311 Fax: 830-608-0870 Email: anuhome4u@sbcglobal.net or rwoda@sbcglobal.net</p>	<p>Rodney Twyford National Property Inspections Office: 210-520-5117 Cell: 210-317-4767 Email: npitwyford@yahoo.com</p>
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The inspectors will provide you with a report about their inspections. Based on their reports you can re-negotiate the contract to include requirements that some or all items on the report be repaired by a certified repairperson. You can also negotiate a reduction in the price to cover the necessary repairs and have them done yourself after closing. If the necessary repairs seem too expensive to you, you can also decide to withdraw your offer. These decisions must be made during the Option Period.

I'll send you an email on your final step in the home buying-process, the closing of the sale, when the Option Period ends. In the meantime I'll be in touch to set up the inspections and help you with arrangements after you receive the inspection reports.