

Offer Letter Red Flags — the 2-minute checklist

Got an unsolicited offer for your Texas mineral rights? Mark up the letter before you reply.

texasmineralcalculator.com

Free instant valuation • no obligation

Distilled from the full guide “**They Sent You a Letter. Don’t Sign Yet.**” Use it to spot pressure tactics and lowball offers in about two minutes.

⚠ Pressure phrases — tick every one your letter uses

- ☐ “**This offer expires on [date]**” — deadlines on mailed offers are arbitrary; real buyers don’t evaporate
- ☐ “**Final notice**” or “**offer expires tomorrow**”
- ☐ “**Prices are about to crash**” / “the market is turning”
- ☐ “**We have another buyer waiting**” / “funds committed to this area”
- ☐ “**Drilling may never come to your area**” — often mailed *because* drilling is coming
- ☐ “**We handle all the paperwork — just sign and return**”
- ☐ “**Simple one-page agreement**”
- ☐ Repeated calls or letters pushing you to “make a decision”

2+ checkmarks = you’re holding a pressure document, not a market valuation.

Document red flags

- ☐ A **pre-filled deed** enclosed with the first letter — they want a signature, not a conversation
- ☐ An enclosed **check or bank draft** — depositing it can act as acceptance; never deposit an unsolicited draft
- ☐ A round-number offer with **no math shown** — no wells, permits, net-acre figure, or comps
- ☐ **Verbal-only** offer, or resistance to putting terms in writing
- ☐ Purchase agreement with a **30+ business-day closing** — classic sign of an unfunded middleman shopping your deal
- ☐ Agreement freely **assignable** to anyone the buyer chooses

Before you reply — 4 free moves (about 20 minutes)

- 1 **Search the buyer** at the Texas Secretary of State (SOSDirect) — does the entity exist, and since when?
- 2 **Search** “[company name] complaints” and check mineralrightsforum.com for the buyer’s name
- 3 **Search your family’s names** at ClaimItTexas.gov — heirs’ royalties sit in suspense and unclaimed-property funds more often than you’d think
- 4 **Ballpark your value free** at texasmineralcalculator.com — mailed offers routinely sit at or below the bottom of the range

The one-sentence rule: the letter is usually real, the offer is usually low, and nothing about it is actually urgent.

Want the rest — buyer-verification scripts, the sell/lease/hold framework, fair-deed and escrow rules, and 3 copy-paste reply letters? “**They Sent You a Letter. Don’t Sign Yet.**” — the full guide at texasmineralcalculator.com.