



ROBINSON COASTAL GROUP

Offer to Purchase Instructions

Please direct all communications to arobinson@intracoastalrealty.com & chaless@intracoastalrealty.com

- **Please include the following:**
 - **Proof of Funds or Preapproval letter**
 - **Copy of EMD and DD Checks**
 - **Residential Property Disclosure (found in documents)**
 - **Mineral Oil and Gas Rights (found in documents)**
 - **Any other addendum needed**
- **Firm Information:** Intracoastal Realty
 - **License:** C2062
 - **Address:** 1900 Eastwood Rd, Ste 38, Wilmington, NC 28403
- **Listing Agent:**
 - **License Number:** 300279
 - **Phone Number:** (919) 218 - 5169
 - **Email:** chaless@intracoastalrealty.com
- **Offer To Purchase Contract**
 - **Sellers Full Name(s):** David E. Medlin Jr. & Christina M. Medlin
 - **Due Diligence Fee made out to:** Seller
 - **Escrow Agent:** Intracoastal Realty or Buyers Closing Attorney
- **Due Diligence Fee expected to be delivered at the time of accepted offer with the seller's signature on the contract.**

Please reiterate to your buyer as per the Offer to Purchase Contract that properties are sold AS-IS. While we welcome buyers to have an inspection of the property only major items will be addressed. Major items include those pertaining to safety and structural integrity of the home.

The seller agrees to pay for their deed prep, wiring/overnighting fees & revenue stamps. All other charges to the seller from buyer's attorney are the responsibility of the buyer. This is due to some attorney's, not all, charging fees to the seller of up to \$350 for miscellaneous items such as lien cancelation recording, HOA info (in addition to HOA's fee), loan payoff, stop payments fee, etc.