

Offer To Purchase Instructions



579 STANWOOD DR SE, BOLIVIA, NC

Please email all offers to MitchWilliams@SeaCoastRealty.com

Please make sure the offer includes:

- Pre-qualification or proof of funds letter
- Offer to Purchase and Contract, Signed
- Mineral, Oil and Gas rights, Signed
- Residential Property Owners Association Disclosure and or Owners Association Addendum, Signed

Offer to Purchase:

- Coldwell Banker Sea Coast Advantage **DOES** hold EMD.
- Sellers name on offer to purchase should read as **Horizon Homes of Wilmington, LLC.**
- **Due Diligence** check should be made out to **Horizon Homes of Wilmington.**
- **Due Diligence** recommended minimum amount of **\$1500.**
- **EMD** recommended minimum amount of **\$5000.**
- Please ensure the listing agent section of the Offer to Purchase, is filled out with the following information:
 - **Firm License Number:** C9314
 - **Mailing Address:** 481 Olde Waterford Way, #104, Leland NC 28451
 - **Individual Listing Agent:** Mitch Williams/The Williams Group
 - **Listing agent license number:** 237992
 - **Listing Agent Phone Number:** (910) 990-0113
 - **Listing Agent Email:** MitchWilliams@SeaCoastRealty.com

See the following page regarding Home Inspections



COLDWELL BANKER
SEA COAST
ADVANTAGE



Please reiterate to your Buyer that while we welcome and encourage buyers to have an inspection on the property there are some guidelines that Horizon Homes of Wilmington request the buyer to abide by, when selecting a home inspector.

HOME INSPECTION REQUIREMENTS

Home Inspections

- Contractor reserves the right to have an appointed representative accompany the *Home Inspector* at its discretion. The homeowner may not accompany the *Home Inspector* during this appointment.
- **All inspections must be scheduled through the *Contractor*. These inspections must be scheduled one week in advance and are to take place and be completed during normal working hours (Monday-Friday, 8am-4pm) and must be in accordance with the *Site Manager's* production schedule.**
- **Inspection firm MUST be licensed to do business in the local jurisdiction and by the State of North Carolina. The Home Inspector must have a GENERAL CONTRACTOR LICENSE in the state of North Carolina (NOT just a licensed home inspector). Contractor will provide a list of approved home inspection companies. Only approved companies will be allowed on our sites.**

Thank you for your offer and we look forward to working with you!



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