

HARDISON BUILDING OFFER INSTRUCTIONS

Contact onsite agent with any questions or when submitting offer.

Additional deposits and forms may be required when adding changes or upgrades.

ONSITE AGENT: 910-507-7005

DOCUMENTS REQUIRED:

- Standard 2-T Offer to Purchase** (see instructions below)
- Hardison New Construction Addendum** (Complete in full and have buyers initial and sign)
- Hardison Inventory Home Addendum** (Complete in full and have buyers sign)
- Owners Association Disclosure** (Add buyer's names and have buyers sign)
- Mineral, Oil and Gas Rights Disclosure** (Add buyer's names and have buyers initial and sign)
- Site Map** (initialed)
- Plot Plan** (initialed)
- Buyer's Proof of Funds or Pre-Approval Letter**
- VA or FHA Addendum, if VA or FHA Loan**
- Copies of Earnest Money and Due Diligence Check.**

Information for Offer to Purchase:

Seller: Hardison Building, Inc

Property Description: See MLS, if not updated, contact onsite agent and complete in full.

Earnest Money: minimum of \$3000. **Coldwell Banker no longer holds earnest money as of 7/1/25.**

Due Diligence Fee: minimum of \$2000 to Hardison Building, Inc.

Escrow Agent: Eugene Davis, your firm or buyer's closing attorney. **Coldwell Banker does NOT hold earnest money.**

FIXTURES AND EXCLUSIONS & PERSONAL PROPERTY: Please put none in all boxes.

Disclosure Statements:

Item 5d: Check Exempt and write in "New Construction, Owner's Association Disclosure Used."

Item 5e: Received. See MLS Documents or contact onsite agent for copy.

Seller Representations:

Item 7c:

Association Name: Grayson Park of Leland Homeowners Association Inc.

Amount: \$249/quarter

Contact: CAMS 910-256-2021 | www.camsmgt.com

Item 7d: there is NOT a fuel tank

Seller Obligations:

Item 8o (Home Warranty): Seller Paid from RESIDENTIAL WARRANTY COMPANY, LLC at Closing; Price TBD

ADDENDA (item 14): Check Box for "Owner's Association Disclosure" (FORM2A12-T) and write in "Hardison New Construction Addendum and Hardison Inventory Home Addendum"

***Please note, per new construction addendum, buyer to pay all HOA transfer fees, HOA capital contributions and excise/transfer taxes at closing. Please notify lender and attorney.**

LISTING FIRM:

Coldwell Banker Sea Coast Advantage
110 Dungannon Blvd, Suite 100
Wilmington, NC 28403
FIRM #: C9314

LISTING AGENT:

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