



AMERICAN HOMESMITH 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: 910-994-1990

DOCUMENTS REQUIRED:

- Standard 2-T Offer to Purchase** (see instructions below)
- American Homesmith New Construction Addendum** (Complete in full and have buyers initial and sign)
- American Homesmith 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** (initial)
- Plot Plan** (initial)
- 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: American Homesmith NC, LLC

Property Description: See MLS, if not updated, contact onsite agent

Earnest Money: Minimum of \$3000. Coldwell Banker does NOT hold Earnest Money at of 7/1/25

Due Diligence Money: minimum of \$2000 to American Homesmith NC, LLC due with contract.

Due Diligence Period: not standard with builder contract.

Escrow Agent: Closing attorney, Eugene Davis or your firm. Coldwell Banker does not hold Earnest Money

Settlement Date: contact agent; if home is not complete put "TBD, within 2 weeks issuance of CO"

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

BUYER REPRESENTATIONS:

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 7a: Seller has owned the property less than one year.

Item 7c:

Association Name: Palmetto Creek POA

Amount: \$330.00/quarter

Contact: CAMS 910-256-2021 or 910-239-1320 | www.camsmgt.com

Item 7d: there is NOT a fuel tank

Seller Obligations:

Item 8i: add after buyer's name on deed "*see paragraph 9 of American Homesmith New Construction Addendum*"

**per paragraph 9 of New Construction Addendum, buyer is responsible for excise tax/revenue stamps at closing*

Item 8n (Home Warranty): check Seller has obtained and will provide from "Residential Warranty Company, LLC". Cost of "TBD"

ADDENDA (item 14): Check Box for "Owner's Association Disclosure" (FORM2A12-T) and write in "AHS New Construction Addendum, AHS Inventory Home Addendum" Do NOT check box for FROM 2A3-T ... this form should not be used with the AHS offer to purchase.

***Please note, per New Construction Addendum, buyer to pay all HOA transfer fees, HOA capital contributions and excise taxes at closing. Notify lender and attorney.**

LISTING FIRM:

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

LISTING AGENT:

Matt Freeman / Team Thirty4 North
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