



ADDITIONAL INFORMATION **AND** **OFFER INSTRUCTIONS**

Property Address: 107 Weir Drive, Hampstead, NC 28443

MLS #: 100521115 PID/PIN: 3292-23-7242-0000 SUBDIVISION: Majestic Oaks

DEED Book: 4698 Page: 1341 MAP Book: 45 Page: 119

SELLER'S LEGAL NAME OR ENTITY:

Daniel and Anne Moss

SELLER(S) REQUEST THE FOLLOWING with ALL OFFERS:

- A NC Standard Offer to Purchase (Form 2-T) accompanied by a Pre-Approval Letter if financing, or Proof of Funds if paying cash.
- A fair & reasonable amount for Due Diligence Money based on market demands & conditions.
- If requesting more than 21 days for the Due Diligence period, please explain.
- A fair & reasonable amount for Earnest Money Deposit based on market demands & conditions.

Seller Disclosures & All Available Additional Documentation is found in the Documents section of the MLS

INFORMATION FOR THE OFFER TO PURCHASE & CONTRACT:

Page 2 – **Preferred Escrow Agent:**(A \$100 discount will be given)

Midtown Property Law
1712 Eastwood Drive Suite 210
Wilmington, NC 28403
meagan@midtownpropertylaw.com / 919-200-4445

*****Page 15 – Confirmation of Agency/Notice of Addresses*****

Listing Firm Name: **eXp Realty – Prestige Homes**

Check Box: Acting as **Seller's Agent (unless another eXp Realty agent)**

Firm License #: **C40042**

Mailing Address: **224 Riverland Drive, Currie, NC 28435**

Individual Listing Agent: **Prestige Homes – Ed Coulbourn III**

Listing Agent License #: **214164**

Listing Agent Phone #: **910-492-2500**

Listing Agent E-mail: **Ed@EdSellsRealEstate.com**

Please Note the Following:

1. The phone number & email address listed above will go directly to the **Co-Listing Agent, Ed Coulbourn III**. He is your contact for all questions, offers, & negotiations.

***Please Submit All Offers to Ed Coulbourn III AND Send a Text to Alert the Submittal.**

0. We offer the following transaction management assistance to buyer agents:
 - A. Submit all signed documents to your client's lender including the contract & future addendums or agreements.
 - B. Submit all signed documents to the closing attorney including the contract & future addendums.
 - C. Write up any finalized versions of contract changes, repair agreements, &/or addendums throughout the process & send them to you to have your client(s) sign. We will handle getting the fully executed version to the appropriate parties upon receiving them back.
 - D. Assist with utility transfers. Seller will leave power & water on up to 5 days past closing.

*We do not assist with soliciting or obtaining your client(s) signatures on any documents. We will send you seller executed updated documents so that you only need to have your client(s) initial &/or signature. Once that is completed & we receive the document(s) back, we will coordinate making sure the documents get to all appropriate parties.

***Due Diligence Period:** Our sellers often get a home inspection up front; however, we welcome & recommend your client getting their own home inspection. The listing price has already taken into consideration any items that we are aware of. The seller is open to considering addressing major issues noted in the inspection report. Examples include safety, sanitation, structural, active termites, mechanical systems, or security issues.

***The seller prefers to work out a fair monetary seller credit at closing in lieu of doing repairs. Our experience has been that when a seller does repairs, rarely does it match up with the buyer's expectations. This does not mean the full amount of an estimate but rather an amount that makes sense, is fair, & falls somewhere in the middle of expected pricing in an effort to facilitate a win-win for both buyer & seller.**

*Please help the buyer understand that the Due Diligence period should not be viewed as a second round of negotiations, but rather an opportunity to work with the seller to address any major concerns. ***Please work with your buyer to help them figure out what is really important & ask for those items.**

*Exceptions noted for certain loans and government lending guidelines.