



OFFER INSTRUCTIONS

Property Address: 714 S 5th Avenue, Wilmington, NC 28401

Seller Disclosures and Additional Documentation (if available) can be found in the Documents section of MLS.

All offers **MUST** be accompanied by a **Pre-Qualification Letter** if financing, or a **Proof of Funds** if paying cash. We will contact the Buyer's Lender by phone to verify information. Please ensure the lender's contact information is on the pre-qualification letter. We strongly recommend a local lender.

If offer is over asking price, please share in your email the buyer's willingness and ability to pay potential appraisal gap.

Seller's Legal Name: Lucy Lewis Bailey and Brooks Jackson Bailey

**Please make the Due Diligence check payable to person to make check payable to Lucy Lewis Bailey, Brooks Jackson Bailey*

Please send all offers to: HannahePinpointNC.com

- We advise a minimum of 1% earnest money.
- Real Broker LLC does NOT hold earnest money.
- Earnest Money to be held by the closing attorney or selling attorney.

Please ensure Page 15 of OTP Contract is filled out with the following information:

- Listing Broker Firm: **Real Broker, LLC**
- Listing Office Address: **5690 Fairview Road, Suite 400, Charlotte, NC 28210**
- Individual Selling Agent: **Hannah Babatunde**
- Selling Agent License No.: **282509**
- Selling Agent Phone: **(910) 444-1898**
- Selling Agent Fax: **N/A**
- Selling Agent Email: **HannahePinpointNC.com**

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

Hannah Babatunde

Hannah@PinpointNC.com | (910) 444-1898 (cell)