

AMERICAN HOMESMITH OFFER INSTRUCTIONS

The Sanctuary at Forest Sound

Contact onsite agent with any questions or when submitting offer.

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

ONSITE AGENT: 910-294-5677

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)
- American Homesmith Contract 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 for receipt)
- Plot Plan** (initialed for receipt)
- Buyer's Proof of Funds or Pre-Approval Letter**
- VA or FHA Addendum, if VA or FHA Loan**
- Copies of Earnest Money Check (to closing attorney or your firm) and Due Diligence Check to American Homesmith NC LLC (Please note Coldwell Banker no longer holds earnest money)**

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

Due Diligence Fee: Minimum of \$2000 to American Homesmith NC, LLC

Due Diligence Period: not standard with builder. Only if needed to obtain lender approvals.

Escrow Agent: Closing attorney 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: Forest Sound POA

Amount: \$89/quarter

Contact: CEPCO 910-395-1500

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, AHS Contract Addendum"

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

255896/C28347