

# HARDISON BUILDING OFFER INSTRUCTIONS

## DOCUMENTS REQUIRED:

- Standard 2-T Offer to Purchase** (see instructions below)
- Hardison New Construction Addendum** (Complete in full and have buyers 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. Contact onsite agent about ability to wire earnest money to Coldwell Banker through Payload.**

## Information for Offer to Purchase:

**Seller:** Hardison Building, Inc

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

**Earnest Money:** minimum of \$3000 to Coldwell Banker Sea Coast Advantage

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

**Due Diligence Period:** No more than 3 weeks

**Escrow Agent:** Coldwell Banker Sea Coast Advantage

**Settlement Date:** If home is not complete or to flooring stage, insert *"seller to provide after flooring installation"*

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

**Item 7c:**

**Association Name:** Grayson Park of Leland Homeowners Association Inc.

**Amount:** \$249/quarter

**Contact:** CAMS 910-256-2021 | [www.camsmgt.com](http://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 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:

Matt Freeman / Team Thirty4 North  
255896/C28347  
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