

Important information for all offers

1. ALL financed offers require pre-approval from the preferred lender (Lance Forehand with Cornerstone Home Lending) prior to negotiations being initiated. The buyer is NOT required to use the preferred lender to close the loan/purchase; however, the seller will offer an incentive to pay a portion of the buyer's closing costs with the use of preferred lender AND attorney Brumsey and Brumsey.

2. Use this link to easily access the preferred lender's pre-approval portal:

<https://www.houseloan.com/lanceforehand/>

3. Builder contract will be used. Please email, erinandphyllis@hallandnixon.com, the buyer's full legal name(s) and the preferred lender pre-qualification letter- if financing, buyer agent firm name, firm license number, firm address, agent name, agent email and agent cell phone number & agent license number. The listing agent will send the builder contract to you for signatures. In addition to sending the email, please call the listing agent, Erin at 252-435-5043 to let her know you are interested in making an offer.

4. Timeline for the Closing Date will be 30 days from builder notification.

5. A \$3,000.00 deposit will be required at acceptance of the offer and will be held by Brumsey and Brumsey.

Important Notes:

Garage door opener and gutters are NOT standard features. Ceiling fans in the master bedroom, living room & lofts (model specific), all other rooms will be pre-wired for ceiling fans, but we will install flush mounts.