



## **OFFER INSTRUCTIONS**

**Property Address:** 1109 Terraces Lane, Hampstead, NC 28443

*\*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:** Andrew Pierce and Victoria Pierce

*\*Please make the Due Diligence check payable to person to make check payable to Andrew Pierce , Victoria Pierce*

**Please send all offers to: Debbie@PinpointNC.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: **Debbie Cullins**
- Selling Agent License No.: **281660**
- Selling Agent Phone: **(910)-262-0101**
- Selling Agent Fax: **N/A**
- Selling Agent Email: **Debbie@PinpointNC.com**

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

*Debbie Cullins*

Debbie@PinpointNC.com | (910)-262-0101 (cell)