



**Kristin Kelly Freeman**  
Broker/Owner/BIC  
**BlueStar Real Estate, LLC**  
8840 Market Street, Unit 110  
Wilmington, NC 28411  
910-508-6077 (m)  
910-742-2229 (o)

## OFFER INFORMATION & INSTRUCTIONS

### Property Address: 113 Old Farm Road, Hampstead, NC 28443

- Please provide Pre-Approval letter with Offer (if financing) and Proof of Funds (if paying cash). Please be sure all Pre-Approval letters include the lender name and phone number in the event we contact the lender for verification.
- Listing firm does not hold Earnest Money, Seller prefers EMD to be held by Closing Law Firm. Seller preferred closing attorney is JC Hearne, II.
- The Residential Property Disclosure and all Disclosures have been uploaded to the MLS listing under the Documents tab.
- Utilities:
  - Water: Private Well
  - Sewer and/or Septic: Septic
  - Electric: Duke Progress
  - TV and/or Internet Service: Spectrum
- Propane Tank:
  - Tank Service to: Stove
  - Tank Ownership: Owned
  - Current Propane Service Delivery Contract: To be supplemented
- Features & Upgrades Include: See MLS listing Description
- Personal Property to Convey at Sale
  - Fireplace
  - Refrigerator
  - Washer and Dryer
  - Small Chest Freezer
  - Two Barstools
- Homeowners Association Information:
  - HOA Name: None
  - HOA DUES: N/A
  - HOA Amenity Access: N/A
  - HOA Documents: N/A
- Mailbox: The mailbox is located in cluster group at the end of the street.
- Due Diligence: Please make arrangements with your buyer to prepare to have the due diligence check delivered to the office of BlueStar Real Estate upon contract signing, on the day of contact signing. Our Office Address: 8840 Market Street, Unit 110, Wilmington, NC 28411.
- **Offer Submission Email: Kris@BlueStarRealEstateNC.com**  
**\*\*\*\*\*Upon Offer submission, please call or text Listing Agent at (910) 508-6077 to advise of submission in order to be sure to receive a more immediate confirmation of receipt.**

Listing Agent: Kristin Kelly Freeman License No: 282359; Firm License No: C-30230  
Mobile: (910) 508-6077  
Listing Firm: BlueStar Real Estate, LLC  
Listing Firm Address: 8840 Market Street, Unit 110, Wilmington, NC 28411  
Office Phone: (910) 742-2229