

OFFER INSTRUCTIONS

SELLER'S LEGAL NAME: Edwin H. Flynn and Cheryl C. Flynn
PROPERTY ADDRESS: 213 Point Drive Wilmington NC 28411
LEGAL DESCRIPTION: LOT 645 SEC 11-D MARSH OAKS

*Seller Disclosures and Additional Documentation (if available) can be found in the Documents section of MLS.

PLEASE SEND ALL OFFERS IN PDF FORMAT

*ALL OFFERS **MUST** BE ACCOMPANIED BY A PRE-APPROVAL LETTER IF FINANCING, OR A PROOF OF FUNDS IF PAYING CASH. WE WILL BE CONTACTING THE BUYER'S LENDER BY PHONE TO VERIFY THE INFORMATION. PLEASE BE SURE THE LENDER'S CONTACT INFORMATION IS INCLUDED WITH OFFER.*

- Earnest Money to be held by the buyer's attorney. Send Jennifer a copy of the check and signed confirmation of the receipt of earnest money by attorney.
 - Due Diligence check made payable to: Edwin H. Flynn
 - If requesting more than 21 days for DD, please provide an explanation. _____
 - Items leased: NA
 - Items not owned: NA
 - Personal Property to convey: kitchen refrigerator, washer/dryer
 - Other items not conveyed: NA
 - Include RPD, MOGR & other applicable addenda
 - Lender: _____ Lender Phone: _____
- Lender Email: _____

Please ensure that page 15 of OTP is filled out with the following information:

- **Listing Broker Firm:** Coldwell Banker – Sea Coast Advantage
- **Firm License Number:** C9314
- **Listing Office Address:** 110 Dungannon Blvd. STE 100, Wilmington, NC 28403
- **Team Selling Agent:** Jennifer Farmer
- **Listing Agent License No.:** 243992
- **Listing Agent Phone:** 910.297.9811 Jennifer Farmer
- **Listing Agent Email:** JenniferFarmer@SeaCoastRealty.com

HOA COMPANY/PHONE: Premier Management 910-679-3012 Sara
CONTACT HOA FOR CURRENT DUES AND COVERAGE

Purchase Price:

Earnest Money:

Due Diligence Amount:

Type of Financing? (cash, conventional, VA, FHA, USDA):

Home to Close or Home to Sell: Yes No

- Not Listed
- Listed With:
- Under Contract Date:
- Closing Date
- Due Diligence Date:
- Closing Date:

Listing Address

If it is not listed or under contract, when will it be listed:

Full legal name of persons on loan:

If not on the loan, full name of persons on the deed:

Lender (name, email, office address & phone):

Pre-Qualifications: Yes No

PRE-QUALIFICATION MUST BE ATTACHED WITH THIS FORM.

Attorney (name, contact name, office address, email and phone):

Buyer's Agent (name, email, phone, office address & license number):

Notes