

Offer Instructions for JSJ Builders, Inc.

Community: Lyon Estates

Seller's Legal Name: JSJ Builders, Inc.

Listing Firm Name: The April Stephens Team @ eXp Realty

Firm License Number: C38854 & C25615

Mailing Address: 121 Commerce Pkwy Ste 102, Garner, NC 27529

Listing Agent: April Stephens/ Cindy Hill

Listing Agent License: 249919/325413

Listing Agent Phone Number: Cindy: 919.333.1040

Listing Agent Email: cindy@aprilstephens.com

Preferred Lender:

Lexi Rodriguez - Liberty Ridge Lending

lexie@liberyridgelending.com

910.861.0800

Preferred Attorney:

Whitaker & Hamer - Clayton Office

121 E Main Street, Clayton, NC 27520

Phone: 919.772.700

Email: clayton@mwhlaw.lawyer

To Submit Your Offer:

- Send offer to Co-Listing Agent in PDF Format
- Offer must include a copy of buyer's pre-approval letter or proof of funds and all disclosures located in MLS docs/transaction desk including:
 - JSJ Addendum
 - Mineral, Oil and Gas Rights Disclosure
 - Owners Association Disclosure
 - Plot plan (buyers initials)
 - Plat map (buyers initials)
 - If Applicable - Septic permit (buyers initials)
 - If Applicable - Well Permit (buyers initials)
 - 1st page of Covenants (buyers initials)
 - If home is still under construction also include
 - Floorplan (buyers initials)
 - Selections (buyers initials)
- Due Diligence is to be made out to: JSJ Builders, Inc
 - Builder does not accept wired funds at this time, must be a check only
 - DD checks can be delivered directly to the listing agent or office location.
 - If mailing a check, only mail with tracking. Tracking information to be set to the listing agent.
 - Mail checks either the listing firm or JSJ directly:
 - JSJ Builder, Inc - 1135 Robeson Street, Fayetteville, NC 28305
- Earnest Money to be made out to the closing attorney.