

Buyer Agent Info Sheet
111 Ridge Road
Butner, NC
Showings/Offers Information

- Contact Showing time to gain access to the home.
- Any Offers will be reviewed with seller when presented and there are no deadlines. DON'T ask if we have received any offers or is the property still available.
- No seller paid closing costs offered
- Seller will expect to receive the Due Diligence Fee on date of offer's completion and acceptance. Please plan accordingly.
- Please submit offers as a PDF file to Scott@scottlerew.com Please do NOT send offers, documents, etc. by links to Dotloop, Docusign, etc. use the standard offer to purchase and contract form along with
- Include Pre-approval letter with credit pulled or if cash provide proof of funds.
- If offer is above list price. Proof of funds showing the buyer has funds that amount to the difference between listing price and offer price.
- Earnest Money Deposit should be held by closing attorney (Prefer not to include Earnest Money)
- Please put actual dates in Due Diligence Date and Settlement Date (not "10 days from acceptance")
- Please do not put, "If any, seller to pay..." in paragraph 7(C) as that could be construed as practice of law by the NC Real Estate Commission.
- Seller is fully prepared for a quick closing once the certificate of occupancy is provided
- Minimum of \$3000 - \$5000 needed as Due Diligence to enter into an agreement and dependent upon nature of offer.

Home Features:

- Wood and LVP Flooring in common areas and bathrooms
- Wood in bedrooms
- New counter tops
- Large Breakfast Bar
- Shingle Roof
- Electric Range
- Electric Water Heater
- Dishwasher
- Ceiling Fans
- Home is on County/City Water and Sewer,