



CAROLINA'S CHOICE REAL ESTATE

Offer submission guidelines and FAQ

3803 Saint Lucy Dr

Franklinton, NC, 27525

- WE ARE NOT AT LIBERTY TO DISCLOSE THE PRESENCE OF ANY OFFERS AT THIS TIME. IF ANY DEADLINES ARE SET, EVERYONE WILL BE NOTIFIED.
- CCRE does not hold earnest money
- Seller should be listed as Kenneth & Dawn Feldmen
- The sellers prefer to close August 1, 2024
- The seller intends to convey the hanging racks in the shed, please reference this on the OTP if it is important to your client
- The electric service is provided by Duke Energy. The sellers use Sharp Energy for propane gas.
- Spectrum and Verizon are available for internet.
- The HOA is Heritage Hall HOA. The can be reached at 407-406-4099 or alexgross526@gmail.com
- The dues are \$235/annually and include common area maintenance.
- Complete ALL terms of the Offer to Purchase, **including loan terms.**
- **If your client has a home to sell and it is currently under contract, please provide a copy of the contract.**
- **Please note with regard to due diligence fee, the North Carolina Offer to Purchase and Contract dictates the Due Diligence fee is due to the seller upon the EFFECTIVE DATE OF THE CONTRACT. The Due Diligence Fee shall be non-refundable except in the event of a material breach of the contract by Seller. The funds will need to be delivered on the effective date of the contract.**
- **Inspections WILL NOT be allowed to be scheduled until the sellers have received the due diligence fee.**
- If you wish to have an agent other than the agent listed on the offer to purchase to be listed as the selling agent in MLS, that agent MUST be listed on the OTP

- For the OTP, Please list Shelley Allen for the sellers agent, license #184472, Shelley@CarolinasChoice.com, phone number is 919-736-6393
- **Please do not, under any circumstances, communicate with the seller directly.**
- We do not accept escalation clauses or personal letters.
- Send the offer package as **separate PDF attachments**, not all documents in one PDF file. Do not send offers from dotloop, etc. Send separate pdf files.
- With regard to due diligence dates and closing dates, please put an **actual date on your offer, not x days from contract acceptance.**
- **What items are important to the sellers? Unless otherwise noted, important terms are price and due diligence fee.**

Send your offer to Offers@CarolinasChoice.com We will acknowledge receipt of your offer promptly, if you do not receive an acknowledgement quickly, please text us at 919-647-7461 to make sure we have received your offer.

Call/text 919-647-7461 with questions

What should you submit in order for your offer to be considered?

- NC Offer to Purchase and Contract with ALL TERMS completed
- All disclosures signed by buyers
- Mortgage pre approval or proof of funds
- **Preferential days for end of the due diligence period are T/W/TH. Please note, DD negotiations will be handled M-F, thank you.**