



Offer Instructions

When submitting an offer on this property, please follow the below instructions. Please contact the Listing Broker if you have any questions or cannot locate a document provided.

Property Address:

4032 Royal Oak Dr, Franklinton NC 27525

OTP Info:

Listing Firm: EXIT Realty Preferred Triangle

Firm #: C22740

Firm Address: 1100 Logger Ct. Ste H-100, Raleigh, NC 27609

Listing Broker: Dawn Drew

Listing Broker E-mail: dawngdrew@gmail.com

Please CC: _____

Phone: 919-215-4043

Offer Instructions:

1. Include a Pre-Approval Letter (if other than cash offer)
2. Include a Proof of Funds (dated within 30 days of offer), Must Include Buyer Name, Loan Corporation, and balance of subsequent funds needed for purchase.
3. Please include a signed copy of pages 2-3 of this Sellers Disclosure and Reports Verification with all offers.
4. If the home was built prior to 1978, please include a signed "Lead Based Paint or Lead Based Paint Hazard Addendum."
5. All Settlement Dates should be on a Tuesday, Wednesday, or Thursday, if possible, and should not be selected near a major holiday.
6. Buyer(s) understand that if the property doesn't appraise at the value in contract, they are prepared for the outcome.
7. Buyer(s) understand that all Due Diligence fees should be given to the Seller(s) within 24 hours of the Contract Effective Date, and the Listing will not reflect as "Pending" or "Contingent" until the funds have been received.
8. Buyer(s) understand that all Due Diligence Checks should be made out to:
Diamond Capital Assets

9. Please include both parcel numbers on OTP

Sellers Disclosures and Reports Verification

The Seller(s) of 4032 Royal Oak Dr, Franklint NC 27525 have provided the following reports, documents, and disclosures for the subject property listed above. Buyer(s) have read through each document and signed or initialed where appropriate. This document is to provide verification that Buyer(s) have read and received the provided reports/documents/disclosures in relation to the subject property.

Buyer(s) understand the following information that was partly provided by third parties/inspectors has not been verified by the representative brokerage and all parties involved should satisfy themselves as to the validity of these documents.

Buyer(s) understand that all information provided by Seller(s) and third parties/inspectors is deemed to be reliable but has not been verified or guaranteed.

I (we) acknowledge that I (we) have received, and read the documents/reports/disclosures provided, including all property disclosures and reports provided by third parties.

Buyer Name: _____ Buyer Signature: _____ Date: _____

Buyer Name: _____ Buyer Signature: _____ Date: _____

Selling Agent Name: _____ Date: _____

Selling Agent Signature: _____

Selling Brokerage: _____

Sellers Disclosures and Reports Verification

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