

DON'T MISS OUT!

Own this home with as little as \$2,250 to close!*

Includes \$5,750 in Total Seller Concessions



215 Purple Aster Street
Youngsville, NC 27596



3 Bedrooms



2.5 Bathrooms



Offered at \$445,000

Contact me to apply today!



Dwayne Reece

Real Estate Specialist
O: 919-235-6313
M: 919-623-3731

**LINDA CRAFT
TEAM**
REALTORS



Christopher Coy

Vice President - Lending Manager
NMLS#: 1201896
M: 919-306-8895


**TOWNE BANK
MORTGAGE**

*Loan options available with as low as \$2,250 down payment. Seller to pay a concession not to exceed \$5,750 to be used towards buyer's closing costs. Offer exclusive to this MLS Listing # 10013260, listed by Linda Craft Team Realtors and is subject to change or cancellation without notice. Seller-paid concession available on this home closing on or after 8/1/25. Seller-paid concession available upon settlement with TowneBank Mortgage. Additional eligibility requirements and restrictions may apply. The amount of the seller-paid concession must be considered within applicable Fannie Mae, Freddie Mac, VA, and FHA guidelines regarding seller contributions. Linda Craft Team Realtors is not a mortgage lender, and buyers may contact Christopher Coy NMLS# 1201896 at TowneBank Mortgage directly to learn more about their mortgage products and eligibility. TowneBank Mortgage NMLS# 512138. TowneBank Mortgage is an Equal Housing Lender. This is not a commitment to lend. Buyer may use a settlement provider of their choice, however, seller-paid concession may not be available.



Addendum TO OFFER TO PURCHASE AND CONTRACT

This addendum incorporates by reference all provisions of the Offer to Purchase and Contract (hereinafter "Contract") by and between Buyer and Seller for the sale of the real property commonly known as _____ (hereinafter "Property").

The Contract is hereby amended as follows:

Section 1(e) of the Contract is hereby deleted in its entirety and replaced with the following:
1(e) "Seller Concessions":

Buyer understands and agrees that Buyer will receive \$_____ towards closing costs from Seller if Buyer obtains financing for the property through Christopher Coy at TowneBank Mortgage. In addition, Seller will pay **\$750** towards closing attorney fee at Gwynn, Edwards, & Getter, PA law firm. Buyer is NOT required to use above lender and law firm as a condition for purchase, but must use both to qualify to receive the closing costs offered.

To the extent that there is any conflict between the provisions of this addendum and the provisions of Contract, the provisions of this Addendum will control.

_____ Buyer	_____ Date
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_____ Buyer	_____ Date
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_____ Seller	_____ Date
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_____ Seller	_____ Date
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