



Offer Instructions

Property Address: 1113 Pete Smith Rd, Louisburg, NC 27549

Seller: George White

Parcel ID/PIN: 012062 / 2829-41-2736

Agent information for the contract: Kharmika Alston Agent License: 300331

Phone: 919-672-4905

Email: kharmika@livelovedurham.com

Please email all questions to yannick@livelovedurham.com or text 919-306-4878.

Listing Firm: Alston Real Estate Group Firm License: C30799

Address: 600 Park Offices Drive Suite 350, Durham, NC 27709

Seller Offer Preferences

1. Showings are available for pre-approved & represented buyers only.
2. Preferred Closing Date: Sellers are preparing to move and would prefer to close as quickly as possible.
3. Make your offer stand out:
 - a. Bring your highest and best offer. Counter-offers are not always made in multiple offer situations.
 - b. All addendums will be considered, although we discourage expiration & escalation clauses, or personal letters.
 - c. As-is contracts without due diligence periods will be considered.

To Submit Your Offer

1. Send to yannick@livelovedurham.com and kharmika@livelovedurham.com
2. Alston Real Estate Group does not hold earnest money.
3. Please include the following documents in **separate** PDF format:
 - a. Signed OTP
 - b. Addendums, if applicable
 - c. Loan pre-approval letter or proof of funds
 - d. Signed property disclosures