



CAROLINA'S CHOICE REAL ESTATE

Offer submission guidelines and FAQ

633 Fleming Road, Youngsville, NC 27596

- WE ARE NOT AT LIBERTY TO DISCLOSE THE PRESENCE OF ANY OFFERS AT THIS TIME. IF ANY DEADLINES ARE SET, EVERYONE WILL BE NOTIFIED.
- Carolina's Choice Real Estate does not hold earnest money
- Sellers should be listed as James and Patricia Roward
- The sellers prefer to close July 31, 2025
- The sellers intend to convey the refrigerator, washer, dryer, and TV's in the living room and garage with the home
- The sellers plan to remove the exterior security cameras
- The utilities are provided by Wake Electric and Holding Oil
- Century Link is available for internet service.
- 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
- Our office license number is C13689 and our office address is 619 New Road, Raleigh NC 27608
- **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 within 30 minutes, 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
- Please have the due diligence period end on T/W/TH. Please note, DD negotiations will be handled M-F, thank you.