

Buyer Agent Info Sheet
125 Sue-Kim Drive
Youngsville, NC 28596

Showings/Offers Information

- Contact Showing time to gain access to the home
- Any Offers will be reviewed with seller when presented and there are no deadlines. DON'T ask if we have received any offers or is the property still available.
- No seller paid closing costs offered
- Seller will expect to receive the **Due Diligence Fee on date of offer's completion** and acceptance. Please plan accordingly.
- Please submit offers as a PDF file to Scott@scottlerew.com Please do NOT send offers, documents, etc. by links to Dotloop, DocuSign, etc. use the standard offer to purchase and contract form.
- Include Pre-approval letter with credit pulled and or if cash provide proof of funds. Listing agent will call lender to verify information.
- If the offer is above list price. Proof of funds showing the buyer has funds that amount to the difference between listing price and offer price.
- Earnest Money Deposit should be held by closing attorney (Prefer not to include Earnest Money)
- Please put actual dates in Due Diligence Date and Settlement Date (not "10 days from acceptance")
- Please do not put, "If any, seller to pay..." in paragraph 7(C) as that could be construed as practice of law by the NC Real Estate Commission.
- A minimum of \$3000 is needed as Due Diligence Deposit to enter into an agreement.

Home Features:

- Better than new construction.
- Roof (2018) per previous disclosure provided by previous owner. 25 Year Shingle Roof
- Hardwood Flooring in common areas
- Carpet in bedrooms and bonus room
- Custom concrete counter tops in kitchen and bathrooms
- Subway tile in kitchen
- Kitchen island with sink and dishwasher
- 25 Year Shingle Roof (2018)
- New 16 SEER Lennox 3-ton HVAC unit with new ventilation ducting
- New Fujitsu Mini Split HVAC unit in bonus room
- New hot water heater
- Electric Stove/Oven
- Refrigerator, stove and dishwasher
- Ceiling Fans
- Encapsulated crawl space
- Spray foam insulation