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North Carolina Offer Checklist

We appreciate your client's interest in one of Homeward's properties! Here is the information you'll need to know to make a winning offer.

Please note: Offers submitted after 5pm or on weekends and holidays will be responded to by 12pm on the next business day.

To submit your offer, please submit PDF(s) of all the information below to the submission link:

https://app.homeward.com/agents/listings/a2ZPd000001IzPFMAY/submit-an-offer/

- [ ] North Carolina Offer to Purchase and Contract agreement
- [ ] All applicable additional Addenda/Disclosures (e.g., signed Seller's Disclosure, HOA addendum, Financing addendum, etc.)
- [ ] If your client is financing the purchase with a loan, please include an up-to-date Pre-Approval Letter from a lender for the full list price.
- [ ] If your client is financing the purchase with cash, please provide proof of funds.

Tips to win the offer:

- Preferred Title & Escrow Agent is Hilton, Silvers & McClanahan PLLC, 7320 Six Forks Road, Suite 100 Raleigh, North Carolina 27615, maddi@hsmlawyers.com and Liz@hsmlawyers.com
- Buyer is responsible for revenue stamps tax; please make offer accordingly
- Write a Closing Date of 30 days or fewer from Offer Date, no more than 45 days.
- If your clients are contingent on a home to sell, please inquire with the listing agent to find out if they may qualify for one of our products to strengthen their offer
- Due to FHA regulations, we are only able to sell to FHA Buyers in limited circumstances. Please contact the Listing Agent to find out more information if your client intends to make an FHA offer.
- In most cases, Homeward prefers Seller Credits in lieu of repairs.
- Homeward prefers to receive the Due Diligence fee via wire transfer or electronic transfer (ACH/Earnnest). Your customer experience manager can provide you with the Wire Instructions, request the Earnest payment, or arrange for an ACH withdrawal.

HOMEWARD SALE
CONTRACT ADDENDUM

to

the Offer to Purchase and Contract (the "Contract")
between the undersigned parties concerning property at
100 Lexington Ave, Zebulon, NC 27597

(the "*Property*")

Capitalized terms used in this Addendum (this "***Addendum***") shall have the same meaning ascribed to such terms in the Contract to which this Addendum is attached. To the extent there are any inconsistencies between the terms of this Addendum and the Contract to which it is attached, the terms of this Addendum shall control.

1) LICENSE HOLDER DISCLOSURE.

Seller, Homeward, Inc., Homeward Real Estate LLC, Homeward Mortgage LLC, and Homeward Title, LLC are all affiliates of each other and may share costs and fees. Homeward Real Estate LLC is a licensed real estate broker in the state of Texas (License #9007047).

2) DUE DILIGENCE PERIOD.

The following sentence is added to the end of Section 1(j) of the Contract: "Notwithstanding anything to the contrary in this paragraph, if the last day of the Due Diligence Period falls on a Saturday, Sunday, or federal holiday, the Due Diligence Period is extended until the next day that is not a Saturday, Sunday, or federal holiday."

3) THIRD PARTY REPORTS.

It is agreed and understood that Seller is providing any and all reports, studies, surveys, or investigations of the Property on an "AS-IS" basis, and Seller shall have no responsibility or liability for the contents of such reports, studies, surveys, or investigations. All such reports, studies, surveys, and investigations provided by Seller to Buyer in connection herewith are provided solely to accommodate Buyer's requests for them. If such reports, studies, surveys, and investigations are found to misrepresent facts or otherwise to be in error in any way, Buyer waives any and all such claims against Seller. The terms and provisions of this paragraph shall expressly survive the closing and not merge therein.

4) <u>TAX PRORATION</u>

Notwithstanding anything to the contrary in the Contract, Buyer and Seller hereby agree and instruct the Escrow Agent that if Seller acquired the Property during the current tax year, the property tax credits shall be calculated by taking into account any and all tax exemptions on the Property for the prior owner (*i.e.*, the party who sold the Property to Seller) for the time period that the prior owner owned the Property during the current tax year.

[Signatures follow this page]

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IN WITNESS WHEREOF, this Addendum is hereby entered into by the undersigned effective as of the date this Addendum is signed by all of the parties.

SELLER:

Purchasing Fund 2023-2, LLC

By:__________________________ Date:

Name:

Title:

BUYER:

Name: ______________________ Date:

Name: ______________________ Date: