



OFFER INSTRUCTIONS - 55 Walking Trail Youngsville, NC 27596

- Keller Williams Elite Realty does not hold Earnest Money
- Seller's name on contract: Audrey Smith
- For the Contract:
 - Preferred Attorney: Mann McGibney & Jordan
 - Listing Agent's Office info:
Keller Williams Elite Realty
C27247
245 NC Hwy 54 East suite 101 Durham, NC 27713
 - Listing Agent info: Matthew Perry, License # 234841
Email: Admin@ThePerryGroupNC.com
phone number: 919-609-5363
- Send the offer package as **separate PDF attachments**, not all documents in one PDF file. DO not send offers from dotloop, docuSign, etc. Separate PDF files please.
 - Docs included in offer package:
 - 2T offer to purchase and contract
 - 140 and 141 disclosure
 - 220 form
 - Proof of funds and/or Mortgage pre-approval letter
- Due Diligence dates and close dates: please put in actual dates on the offer, not days from contract acceptance.

Send all offers to Offers@ThePerryGroupNC.com AND

Mallory@ThePerryGroupNC.com

We will acknowledge receipt of your offer promptly.

Call/text Mallory with any questions: 919-609-5363