

OFFER INSTRUCTIONS

PROPERTY ADDRESS: 1084 Whip Ln. Stem NC 27581

COUNTY: Granville

LEGAL DESCRIPTION: 1084 Whip Ln

SELLER NAME: Kevin Scott Iliffe and Tracey Frances Iliffe

LISTING AGENT: Laurie Donofrio

LICENSE #194576

EMAIL: LDonofrio@CBAdvantage.com

PHONE: 919.612.8080

LISTING OFFICE: Coldwell Banker Advantage

LICENSE #C5791

OFFICE ADDRESS: 8020 Creedmoor Rd. Raleigh, NC 27612

Review all remarks and MLS Documents prior to submitting an offer

- Email offers in a PDF. Please do not send through Dotloop. Text to confirm receipt.
- Include signed disclosures and pre-approval letter or proof of funds with offer
- Do not include offer expirations: We will communicate in a timely manner
- Due diligence fee is due at the effective date of contract. Cashier's check or money order preferred. Drop off or overnight (provide tracking #) to the office address unless otherwise instructed. If monies are not received in a timely manner, the seller can and may terminate.
- Earnest Money Deposits should be held by closing attorney

- All personal property negotiated conveys "as is"
- Notes: There is no HOA, but there is a road maintenance agreement with dues of \$230 a year.
- Seller Preferences: Purchase price, DD fee & quick closing are most heavily weighted

Thank you and we look forward to working with you! We strive for a smooth and successful process to achieve all parties' goal of reaching the closing table!