



We believe effective communication is the key to a smooth transaction.

Please use this guide as a resource to submit your offer and any further communication.

If you have any questions, please feel free to contact us!

We look forward to working with you!

Please be sure to hit “REPLY ALL” on any email communications so that all parties involved can stay in the loop during our transaction process.

Seller(s): Kristin Edmonson, James Edmonson

Address: 35 Cranbrooke Dr, Franklinton NC 27525

PIN: 1863-83-6528

Deed Book/Page: 2005/839

Items Leased or Not Owned: n/a

Other Items that Do Not Convey: n/a

Personal Property that Conveys: n/a

Ownership: Has owned the property for at least one year.

Lead-Based Paint Addendum: No

HOA: \$150 semi-annual; Wake HOA Management

Listing Agent Firm Name: HillnHills Brokered by lpt Realty

Firm License: C36495

Mailing Address: 421 Fayetteville Street, Raleigh, NC 27601

Individual Agent: Lori Hill

Listing Agent License#: 327431

Listing Agent Phone #: (919) 877-6093

Listing Agent Email: transactions@hillnhills.com

*Please note we ask all Due Diligence funds be overnighted to the seller per the contract timing requirements.

Jim and Lori Hill

Transactions@HillnHills.com

Jim Business Phone: 919.584.9256

Lori Business Phone: 919.877.6093