

**BUYER INFORMATION SHEET
(Buyer Agent to Share with Buyers)**

110 Kingfisher Way, Louisburg, NC 27549

\$400,000



- Contact Listing Agent or if you have an agent have them contact Showing Time Scheduling Services 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 the 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.

Property Snapshot

- 4 bedrooms
- 2.5 baths
- Approximately 2,654 sq. ft.
- 3.24-acre lot
- Cul-de-sac setting
- Formal living and dining rooms
- Eat-in kitchen
- Hardwood floors
- Cherry cabinets
- Tile backsplash
- Large primary suite
- Rear deck and porch
- Garage and workshop
- Well and septic
- Private wooded setting in a horse community

Features: 110 Kingfisher Way is a traditional two-story single-family home located in Huntsburg Subdivision in Louisburg, North Carolina. The property includes approximately 3.24 acres, 4 bedrooms, 2 full bathrooms, 1 half bathroom, and approximately 2,654 to 2,664 square feet of living area.

*Buyers are encouraged to inspect the home for their own information.
If repairs or replacements are needed after inspection, the property's disclosure that the property is sold "as-is".*