



Offer Preferences, Terms & Info

2927 and 2923 Mars Street Raleigh, NC 27604

Note: This home includes additional lot at 2923 Mars St., so include both addresses (2927 & 2923) on Offer.

Please NOTE: 1) Please do not include Seller Love letters and 2) no Offer Expiration Deadlines
- an offer deadline will be communicated to all showing agents

Seller Offer Preferences:

- Price, amount of DD fee, EMD & length of DD period matter most
- Signed disclosures & Pre-approval by local lender or Proof of Funds should accompany offer
- The sellers will appreciate a buyer's intent and ability to cover an appraisal shortage, should there be one. Buyer should be able to provide proof of funds to cover any shortage in addition to their down payment.
- Any due diligence fee will be due the same day as offer execution unless other arrangements are accepted. Please ensure you and your clients have made arrangements accordingly.

Offer Info:

- Seller name: **Jacob Florer-Bixler, Melissa Florer-Bixler**
- Legal description is: **LO15 SM PT LT 16 WEATHERS SUB BLDA | LO14 N W PT WEATHERS SUB BLDA**
- PIN is: **1725442481 | 1725442313**
- Disclosures: Residential Property Disclosure, Mineral Oil, & Gas Rights Disclosure, Lead based paint addendum
- Fuel Tank: No
- Subject to lease: No
- Listing Agent Office Code is: C29428
- Listing Office Address is: 3915 Beryl Rd, Suite #130, Raleigh, NC 27607 tel. (919) 213-4600
- Listing Agent License is: 196153
- Listing Agent Contact info is: Tel. (919) 961-4600, beth@nhtriangleproperties.com
- Please include complete info for Buyer Agent
- Refrigerator, washer, dryer, EV charger may convey if desired

Please contact me by text or email as soon as you know your client intends to submit an offer so I can watch for it. Please send offers to **beth@nhtriangleproperties.com** and I will confirm receipt via email. If I do not confirm receipt, I may not have it, so please text me to check **919.961.4600**.