

Offer Instructions

Property Address: 3121 Hemlock Forest Circle, #203 Raleigh NC 27612

Sellers: Stephen Eastman and Martha Eastman

Lot: 0

Plat Book/Slide:

Parcel ID/PIN: 0785851079

Deed Book/Page: 18257/1626

Legal Description: OAKS @ BENTLEY RIDGE CONDO UN3121-203

Disclosures & More Info: ([link to Google Drive files - MOG, HOA, RPOADS, etc](#))

Listing Agent: Kathleen Carswell

License: 357451

Phone: 252-432-6220

Email: kathleen@westandwoodall.com

Listing Firm: West & Woodall Real Estate

Firm License: C15623

Address: 1901 Hillandale Road, Suite 100, Durham NC 27705

Please text (252-432-6220) or email all questions to kathleen@westandwoodall.com.

Seller Offer Preferences

1. Showings are available for pre-approved & represented buyers only.
2. Personal Property Included: Refrigerator, washer & dryer
3. Closing Date: (insert any preferences for closing here)
 - a. **Preferred Closing Attorney:**
4. Make your offer stand out:
 - a. Bring your highest and best offer. Counter-offers are not always made in multiple offer situations.
 - b. All addendums will be considered, although we discourage expiration & escalation clauses, or love letters.

To Submit Your Offer

1. Send to kathleen@westandwoodall.com
2. West and Woodall does not hold earnest money.
3. Please include the following documents in *separate* PDF format:
 - a. Signed OTP
 - b. Addendums, if applicable
 - c. Loan pre-approval letter or proof of funds
 - d. Signed property disclosures