



Offer Preferences, Terms & Info

2719 Corydalis Way Apex, NC 27502

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: **Benjamin Micah Lambert, Jessica May Lambert**
- Legal description is: **LO174 LINDEN SUB PH3 BM2022-01222**
- PIN is: **0722529237**
- Disclosures: Residential Property Disclosure, Mineral Oil, & Gas Rights Disclosure
- 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 may convey if desired

Please contact the Co-List agent by text or email as soon as you know your client intends to submit an offer so we can watch for it. Please send offers to clair@nhtriangleproperties.com and text her at 919-302-0378 to let her know it has been sent. Please copy beth@nhtriangleproperties.com as well.