



Property and Offer Submission Guidelines

In an effort to ensure I provide all agents with the same information, please read these guidelines and information to better understand showing this property and submitting an offer.

Address	6213 Taylor Road, Wendell, NC 27591
Seller's Name	William H. Hayslip, Mason Shelby Tyndall Hayslip
Active Date	Thursday, January 23, 2025
Showings Begin	Friday, January 24, 2025
Showings End	When sellers fully sign an accepted offer
Offer Deadline	Offers reviewed as submitted. Deadline, if any, will be communicated through Showing Time

Information from the Listing Agent:

- Sellers love living in Wendell Falls and are moving within the neighborhood.
- A cat and a small dog have occupied the home.
- Downstairs hall mirror does not convey.
- Refrigerator negotiable. Washer and dryer do not convey.
- Link to covenants available.
- Townhome front porch overlooks Sunset Park and is a short walk to Lunar Landing Playground or Solstice Park.
- Stop by The Farmhouse in Wendell Falls to enjoy the BEST avocado toast.

Guidelines for making an offer:

- Thank you for considering an offer on this beautiful home.
- Sellers are able to close as quickly as your buyer desires.
- Please write your offer using the sellers' names as written above.
- Please do not submit offers with expirations. Listing agent will communicate regularly with all parties regarding their offer status.
- Love letters that violate fair housing will not be shared with the sellers.
- Buyers closing attorney to hold earnest money.
- DD check written to **William & Shelby Hayslip**. Please submit a certified check for amounts exceeding \$2500.
- If you choose to use an appraisal addendum, please submit the attorney drafted and RE/MAX United approved addendum located in MLS Documents.
- Pre-approval letter from local lender preferred. All offers must be accompanied by a pre-approval letter or proof of funds.
- Agent will acknowledge the offer as received. If you do not hear from Lori Edwards in a reasonable amount of time, please follow-up via text and email.
- Offer will be presented to the seller ASAP. Sellers have an infant and work in careers that don't always make them reachable quickly.
- Submit offers to LoriE@remax.net or LoriWEdwards@gmail.com - both email addresses go to the same inbox. For texts or calls: 919-272-1520