



Offer Instructions

When submitting an offer on this property, please follow the below instructions. Please contact the Listing Broker if you have any questions or cannot locate a document provided.

Property Address:

1625 Tall Cane Circle, Willow Spring, NC 27592-7873

OTP Info:

Listing Firm: EXIT Realty Triangle

Firm License #: C41323

Firm Address: 8601 Six Forks Rd. Ste 400, Raleigh, NC 27615

Listing Broker: Mikaela Rojas

Listing Broker E-mail: mikaela@exitrealtytriangle.com

Listing Broker Phone: 919-999-2568

Please CC on all emails: _____

Offer Instructions:

1. Include a Pre-Approval Letter (if other than cash offer).
2. Include a Proof of Funds dated within 30 days of offer, and must include Buyer Name, Banking Institution, and balance of subsequent funds needed for purchase.
3. Please include a signed copy of pages 2-3 of this Sellers Disclosure and Reports Verification with all offers, and a signed copy of the MOG and RPOADS.
4. If the home was built prior to 1978, please include a signed "Lead Based Paint or Lead Based Paint Hazard Addendum."
5. All Settlement Dates should be on a Tuesday, Wednesday, or Thursday, if possible, and should not be selected on or near a major holiday.
6. Buyer(s) understand that if the property doesn't appraise at the value in contract, they are prepared for the outcome.
7. Buyer(s) understand that all Due Diligence fees are expected to be given to the Seller(s) within 24 hours of the Contract Effective Date, and Buyer to provide a proof or receipt of said payment.
8. Buyer(s) understand that all Due Diligence Checks should be made out to:

Lial Miller

Sellers Disclosures

The Seller(s) of 1625 Tall Cane Circle, Willow Spring, NC 27592-7873 have provided the following reports, documents, and disclosures for the subject property listed above. Buyer(s) have read through each document and signed or initialed where appropriate. This document is to provide verification that Buyer(s) have read and received the provided reports/documents/disclosures in relation to the subject property, and have been provided an opportunity to ask any questions arising from said documentation.

Buyer(s) understand the following information that was partly provided by third parties/inspectors has not been verified by the representative brokerage and all parties involved should satisfy themselves as to the validity of these documents.

Buyer(s) understand that all information provided by Seller(s) and third parties/inspectors is deemed to be reliable but has not been verified or guaranteed. Buyer is highly advised by both Seller(s) and Listing Firm to conduct their own inspections on the property to satisfy the findings of its condition.

I (we) acknowledge that I (we) have received, and read the documents/reports/disclosures provided, including all property disclosures and reports provided by third parties.

Buyer 1 Name: _____ Buyer Signature: _____ Date: _____

Buyer 2 Name: _____ Buyer Signature: _____ Date: _____

Selling Agent Name: _____ Date: _____

Selling Agent Signature: _____

Selling Brokerage: _____

Sellers Disclosures

NC STATE DISCLOSURE Forms	Provided	Buyer 1 Initials	Buyer 2 Initials
Form 141 – Mineral and Oil and Gas Rights Mandatory Disclosure Statement	☒		
Form 140 – Residential Property and Owners Association Disclosure Statement	☒		
Form 2A9-T - Lead Based Paint or Lead Based Paint Hazard Addendum	☐		
Form 220 – Cooperative Compensation Agreement	☐		
Other: _____	☐		
Other: _____	☐		
Other: _____	☐		
REPORTS/INSPECTIONS/DISCLOSURE Documents			
Appraisal	☐		
CC&Rs	☐		
County Tax Information	☒		
HOA Packet	☐		
Home Inspection Report	☐		
Plat Map	☐		
Preliminary Title Report	☐		
Property Deed	☐		
Property Survey	☐		
Radon Inspection Report	☐		
Remodeling Permits	☐		
Road Maintenance Agreement	☐		
Septic Inspection Report	☐		
Septic/WasteWater Permit	☐		
Square Footage Sketch and Layout	☒		
Utilities Guide	☒		
Well/Water Inspection Report	☐		
Wire Fraud Advisory	☐		
Wood Destroying Pests and Organisms Report	☐		
Other: _____	☐		
Other: _____	☐		
Other: _____	☐		