
Offer Instructions

1. Seller Name is: SN NC LLC
2. **All offers must be submitted at the link below**, where you can request all desired purchase terms including seller concessions. Buyer's Brokers are Welcome!
**No purchase agreements will be executed without a compensation agreement.*

<https://transactions.entera.ai/o/dmazp6j6j>

3. Seller approved special disclosures for Buyer's Broker will be securely delivered upon completion of the requested information at the following link:
<https://transactions.entera.ai/l/dmazp6j6j>
4. In this transaction, the Seller has elected to designate Hankin & Pack, LLC as the closing agent. In compliance with applicable federal guidelines under RESPA, the Seller will be covering the cost of the owner's title insurance policy

5. **Binder Deposit to be held by Seller's Closing Agent:**

Hankin & Pack, PLLC
Jon Hankin
704-912-1299
5955 Carnegie Blvd,
Suite 350 Charlotte, NC 28209
jon.hankin@hankinpacklaw.com

6. **Closing Date:** 30 days recommended. Please avoid closings on the last business day of the month.
7. **Due Diligence/Inspection Period:** No greater than 10 calendar days

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8. **Additional Terms:** Please add the following: “Property to be conveyed via Special Warranty Deed”. **This is non negotiable**
9. **Seller’s address for purpose of notice:**
PO Box 219307
Kansas City, MO 64121
10. **Listing Broker Information must be completed as follows:**
- **Firm Name:** Entera Realty LLC
 - **Firm License:** 25056
 - **Office Code:** REO.25056 OFC
 - **Listing Agent Name:** Robert Salmons
 - **Broker License Number:** REL.123097
 - **Phone:** 888-216-6364
 - **Office Address:** 12645 Memorial Dr, Suite F1 #456, Houston, Texas, 77024
 - **Email:** rscdispo@enterarealty.com
 - Listing Agent is working as Seller’s Agent
11. The seller only operates **Monday through Friday** during normal business hours.
12. All pages of your offer, proof of funds, finance addenda, and disclosures should be merged into a single .pdf document and **submitted as a single PDF document.** (https://www.ilovepdf.com/merge_pdf is an excellent pdf merge tool that is free to use.)