

Offer Instructions

Property Address: 140 HAWKSBILL DR. FRANKLINTON, NC 27525

Seller(s): CYNDEE L SALES, ROSARIO T SALES

PIN: 1864-56-2118 **Property Description:** Lot 65 Cedar Crossing, Phase 2

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Preferred Closing Attorney: Mann McGibney and Jordan, Danielle Varno

Submit all offers to: mandy.moultrie@bhhsysu.com

Items to Consider with Offer:

- The most important considerations for Seller are (in no particular order): purchase price, due diligence fee, strong financing, due diligence period.
- Closing timeframe: 30 days or less preferred
- Seller requests all offers be submitted with a recent pre-approval letter from the lender or proof of funds.
- Prefer No Personal Checks for DD - Only Bank Issued Checks, Wire, or other electronic deposit
- Offer deadline: If Seller decides to have a deadline for offers, that information will be communicated in Agent Only Remarks in TMLS and via Listing Announcement email through ShowingTime.

AGENT INFORMATION FOR OFFER TO PURCHASE AGREEMENT

Listing Company: Berkshire Hathaway HomeServices York Simpson Underwood Realty

Listing Firm Address: 3700 Computer Drive, Suite 100, Raleigh, NC, 27609

Firm License Number: C9571

Listing Agent: Mandy Althoff Moultrie

Listing Agent License Number: 342120

Listing Agent Telephone: 404-987-1463



UTILITY *Providers*

Address: 140 HAWKSBILL DR. FRANKLINTON, NC 27525

ELECTRIC	Company Name Wake Electric	
OTHER	Company Name Cedar Crossing POA, Inc	
WATER	Company Name Franklinton County (Water and Sewer)	
CABLE & INTERNET	Company Name Spectrum	
GAS	Company Name Enbridge	
TRASH PICK-UP	Company Name GFL	

Mandy Moultrie
YOUR LOCAL REALTOR

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