Offer Preferences, Terms & Info
5708 Crutchfield Rd
Raleigh, NC 27606

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: **Donald S. Brod, Maureen D. Brod**
- Legal description is: **LO22 BELLE MEADE EST SE2 BM1984-475**
- PIN is**: 0781215748**
- 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
- Kitchen refrigerator may convey if desired

Please contact me by text or email as soon as you know your client intends to submit an offer so I can watch for it. Please send offers to **beth@nhtriangleproperties.com** and I will confirm receipt via email. If I do not confirm receipt, I may not have it, so please text me to check **919.961.4600**.