Offer Instructions

1. Seller Name is: Alvar 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/d4rddccuk?utm_source=mls
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/d4rddccuk?utm_source=mls
4. **Earnest Money Amount**: Should be no less than 1% of the total proposed purchase price. *(This is a minimum amount and higher amounts will increase the strength of the offer.)*
5. **Escrow Agent - Paragraph (f). Please consider the following**

   Hankin & Pack, PLLC
   Traci Belk
   704-912-1299
   2841 Plaza Place, Ste 130, Raleigh, NC 27612
   Evergreen@hankinpacklaw.com
6. **Closing Date**: 30 days is recommended.
7. **Due Diligence/Inspection Period**: Seller will allow up to a **7-calendar-day** diligence period.

8. **Listing Broker's Information**: Please complete the Listing Broker Information Section using the information below:

    a. **Firm Name**: Entera Realty LLC
    b. **Firm License:** C30171
    c. **Listing Agent Name**: Robert Salmons
    d. **Listing Agent's License Number:** 297592
    e. **Phone:** 888-216-6364
    f. **Office Address:** 820 Gessner Dr. Suite 340
    g. **City, State, Zip:** Houston, TX 77024
    h. **Email**: rscdispo@enterarealty.com
    i. Listing Agent is working as Seller's Agent

9. **Conveyance Deed Type**: Seller requires property to be conveyed via Special Warranty Deed. This is non negotiable

10. The seller only operates **Monday through Friday** during normal business hours.

11. All pages of your offer, proof of fund, finance addenda, and the seller's special warranty addendum must 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.)