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OFFER INSTRUCTIONS

105 Shimmer Lake Lane, Belmont, NC 28012

Offer Instructions:

- Sellers: Dietra Vandiver
- Will not include a manufactured (mobile) home(s).
- Will not include an off-site and/or separate septic lot, boat slip, garage, parking space, or storage unit.
- Property Address: 105 Shimmerlake Ln Belmont NC 28012-6767
- Legal Description: CLEAN - SOUTH SHORE Lots 1 Plat Book 088 Page 041
 - PIN/PID: 300048
 - Plat Book: 088, Page: 041
 - Deed Book: 5261 Page: 0280
- Escrow Agent/Closing Attorney: **Hanks Realty Group does NOT hold Escrow**... Please do not enter TBD **Knipp Law is preferred**
- Items leased or not owned: None
- Items that do not convey: None
- Personal property included: Dishwasher, Disposal, Exhaust Fan/Vent Hood, Gas Cooktop.
- Ownership: has owned for 1 year
- Lead based paint: N/A
- Fuel Tanks: N/A
- HOA Info: N/A
- Home Warranty: N/A
- Leases: Not subject to any lease(s).

Listing Brokerage & Listing Agent Information:

- Brokerage Name: Hanks Realty Group, brokered by eXp Realty, LLC
- Firm License Number: C29237; C22682 (Please include both)
- Mailing Address: 3440 Toringdon Way, Ste 205, Charlotte, NC 28277
- Listing Agent: Matthew Hanks
- Listing Agent License #: North Carolina, 205626
- Listing Agent Phone: 704-931-5325
- Listing Agent Email: Pending@HanksRealtyGroup.com

Please Email Offers to: Offers@HanksRealtyGroup.com

Receipt of offers will be provided via "reply all" email the moment we see the offer.

Please include Proof of Funds or Pre-Qualification Letter with all offers.

We look forward to working with you!