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# OFFER INSTRUCTIONS

170 S. South Street #203-B, Gastonia, NC 28052

1. Terms and Definitions:
  - Seller: **James Pata.**
  - 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: 170 S. South Street, Gastonia, NC 28052
  - County: **Gaston**
  - Legal Description: **STANDARD CONDOMINIUM BLDG 3 UNIT 203B Plat Book C01 Page 023**
    - PIN/PID: 222076
    - Plat Book: C01, Page: 023
    - Deed Book: 5316, Page: 1653
  - Escrow Agent/Closing Attorney: Knipp Law is preferred... Hanks Realty Group does NOT hold Escrow... Please do not enter TBD.
2. Fixtures and Exclusions:
  - Items leased or not owned: None
  - Items that do not convey: None
3. Personal property included: *Refrigerator.*
4. Seller Representations:
  - a. Ownership: *Has* owned for 1 year.
  - b. Lead based paint: Not applicable.
  - a. Owners Associations and Dues: See property disclosures.
  - a. Fuel Tanks: There is *not* a fuel tank located on the property.
  - b. Leases: The property is *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](mailto: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!