



HANKS
REALTY GROUP

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OFFER INSTRUCTIONS

5206 Woodland Bay Drive, Belmont NC 28012

1. Terms and Definitions:

- Seller: **Jeffrey C. Cunningham and Kimberly Cunningham, Married.**
- 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: 5206 Woodland Bay Drive, Belmont, NC 28012
- County: **Gaston**
- Legal Description: **WOODLAND BAY L 70 15 110 052 00 000**
 - PIN/PID: 198894
 - Plat Book: 070, Page: 039
 - Deed Book: 5396, Page: 2176
- 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

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!