

# OFFER INSTRUCTIONS



4312 Knightwood Drive,  
Gastonia, NC 28056

## 1. Terms and Definitions:

- Seller: **Steve H. Severt and Joan M. Severt, 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: **4312 Knightwood Drive, Gastonia, NC 28056**
- County: **Gaston**
- Legal Description: **FOX RUN BLK F L 14 15 079 117 00 000**
  - **PIN/PID: 191003; Plat Book: 028, Page: 035; Deed Book: 1126, Page: 0887**
- Escrow Agent/Closing Attorney: Knipp Law is preferred...
  - Note: 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, Washer, Dryer**

## 4. Seller Representations:

- a. Ownership: **Has** owned for 1 year.
- b. Lead based paint: **Yes**, the house was built prior to 1978
- a. Owners' Associations and Dues: **Not Applicable**
- 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 #: **205626** (NC)
- 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!

