

OFFER INSTRUCTIONS



1540 Eden Glen Drive,
Dallas, NC 28034

1. Terms and Definitions:

- Seller: **Ronald Bowers and Norma Bowers, 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: **1540 Eden Glen Drive, Dallas, NC 28034**
- County: **Gaston**
- Legal Description: **EDEN GLEN BLK B L 5 13 089 015 05 000**
 - **PIN/PID: 171151; Plat Book: 058, Page: 036; Deed Book: 4297, Page: 1139**
- 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

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!

