

OFFER INSTRUCTIONS



3330 Sand Post Oak,
Gastonia, NC 28056

1. Terms and Definitions:

- Seller: **Ronald Vickerstaff and Eve Vickerstaff, 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: **3330 Sand Post Oak Court, Gastonia, NC**
- County: **Gaston**
- Legal Description: **BETHESDA OAKS LOTS 370 PLAT BOOK 091 PAGE 058**
 - **PIN/PID: 303465; Plat Book: 091, Page: 058; Deed Book: 5250, Page: 2392**
- 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: **No, the house was built prior to 2021.**
- a. Owners' Associations and Dues: **Yes, 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 #: **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!

