

# OFFER INSTRUCTIONS



321 Zander Woods Court,  
Mount Holly, NC 28120

## 1. Terms and Definitions:

- Seller: **Julian Macaulay and Celestine Macaulay, 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: **321 Zander Woods Court, Mount Holly, NC**
- County: **Gaston**
- Legal Description: **KENDRICK FARM L 39 14 066 005 00 000**
  - **PIN/PID: 213595; Plat Book: 073, Page: 114; Deed Book: 4885, Page: 2387.**
- 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.**

## 4. Seller Representations:

- a. Ownership: **Has** owned for 1 year.
- b. Lead based paint: **No, the house was built in 2007.**
- 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](mailto: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!

