



OFFER INSTRUCTIONS

113 Windsong Court,
Gastonia, NC 28056

1A. Seller: William Trogdon and Mallory Trogdon, Married.

1C. 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: *113 Windsong Court, Gastonia, NC 28056*
- County: *Gaston*
- Legal Description: *WOODLEIGH BLK D L 31 10 126 128 00 000*
- PIN/PID: *150618; Plat Book: 032, Page: 049; Deed Book: 4910, Page: 1329.*
- 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 is negotiable.*

4. Seller Representations:

- a) Ownership: *Has* owned for 1 year.
- b) Lead based paint: *Yes, the house was built prior to 1978.*
- c) Owners' Associations and Dues: *None, see seller disclosures.*
- d) Fuel Tanks: There *is not a fuel tank* located on the property.
- e) Leases: The property is *not* subject to any lease(s).

Notes: On due diligence time, to avoid misinterpretation, we prefer an actual date rather than a number of days. Also, the sellers would prefer a short (7-10 day) seller possession time post-closing.

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: *704-931-8480*
- 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!

