



OFFER INSTRUCTIONS

3427 Laurel Oak Lane,
Gastonia, NC 28056

1A. Seller: **Matthew Colvin and Rebecca Colvin, 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: *3427 Laurel Oak Lane, Gastonia, NC 28056*
- County: *Gaston*
- Legal Description: *BETHESDA OAKS LOT 279 PLAT BOOK 093 PAGE 061*
- PIN/PID: *305017; Plat Book: 093, Page: 061; Deed Book: 5288, Page: 2352.*
- 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: **No, the house was not built prior to 1978.**
- c) Owners' Associations and Dues: **Yes, 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).

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 No.: **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!

