

CENTRAL PIEDMONT PROPERTIES, INC.

1303 East Main St. Locust, NC 28097
Office Phone: 704.888.5218 Fax: 704.888.1713
rpm002@msn.com

OFFER COVER FORM

DATE: _____

PROPERTY ADDRESS: _____

AGENT NAME: _____

PHONE: _____

EMAIL : _____ (REQUIRED)

BUYER NAME: _____

BUYER TYPE (CHECK ONE): ___ INVESTOR: ___ OWNER OCCUPANT (REQUIRED) ___

LENDER NAME: _____

PHONE: _____

EMAIL: _____

Please include copy of EMD and Source of Funds Letter

CENTRAL PIEDMONT PROPERTIES, INC.
OFFER INSTRUCTION PAGE
FOR STATUS OF OFFERS PLEASE EMAIL: rpm002@msn.com

Property address: _____

By signatures below, buyer(s) and agent are aware that:

1. Additional addenda re required after contract. All offers must also include this signed form, NC OTP, pre-approval or proof of funds, and copy of EMD check. Incomplete offer packages will not be submitted to the seller.
2. Once an offer is accepted verbally, the corrected contract and all addenda must be in our office within 24 hours.
3. ** Pre-approvals for offers on all foreclosed or manufactured homes must CLEARLY state that the lender is aware they are lending on a foreclosed or manufactured home. Pre-Approval must include property address and correct loan amount. Agent please initial here to acknowledge. _____
4. In the event that we receive multiple offers on this asset, at the seller's request, agents will be asked to sign and submit a Multiple Offer Form (found on our website) along with the buyer's highest and best offer.
5. Minimum EMD is \$500.00 on all offers. (SOME BANKS REQUIRE \$1,000.00) EMD to be held by buyers' attorney or buyers' agent. Any exceptions to this rule will be communicated when addenda are requested.
6. There is a penalty for closing delays not caused by seller; this can vary from \$28/day to \$250/day and it will be part of the contract.
7. This property is a foreclosure, or bank-owned property. **THERE IS NO PROPERTY DISCLOSURE.** Homes are sold AS-IS. Seller will make no repairs after contract is signed.
8. Response from the seller will take a minimum of 3 days and can take as long as 3 weeks.
9. Title will be transferred via Special Warranty Deed, not General Warranty Deed. Agent, please Initial here to acknowledge that your buyer understands this. _____
10. Any personal property on the premises is not warranted and may not be included in the contract. Item # 3 of the NC OTP must read 'none' or 'n/a'.
11. Seller will not issue a written rejection or counter to the buyer.
12. Most properties will not qualify for FHA or VA financing.
13. Some banks do not offer compensation to Agents purchasing properties for themselves.
14. Buyer/Agent must verify size of home and lot and schools.
15. If buyer is conducting inspections requiring utilities to be connected, buyer's agent is to verify all breakers and faucets are in the OFF position prior to utility connection date (supplied after verbal agreement is made). Our office will order utilities to be connected, HOWEVER, buyer's agent is asked to cooperate in monitoring utility connection prior to inspector visiting property so that buyer will not incur a trip charge from the inspector for utility connection failure. If the property has been winterized, buyer's agent to verify that ALL faucets are in the OFF position and that the main water valve inside the house is ON.

BUYER _____ DATE _____ BUYER _____ DATE _____

AGENT _____ DATE _____

MY EMAIL ADDRESS IS: _____