

OFFER TO PURCHASE AND CONTRACT

[Consult "Guidelines" (Form 2G) for guidance in completing this form]

For valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Buyer offers to purchase and Seller upon acceptance agrees to sell and convey the Property on the terms and conditions of this Offer To Purchase and Contract and any addendum or modification made in accordance with its terms (together the "Contract").

1. TERMS AND DEFINITIONS: The terms listed below shall have the respective meaning given them as set forth adjacent to each term.

(a) "Seller": John Robinson, Holly Robinson

(b) "Buyer": Jason Childress, Christine Childress

(c) "Property": The Property shall include all that real estate described below together with all appurtenances thereto including the improvements located thereon and the fixtures and personal property listed in Paragraphs 2 and 3 below.

The Property [] will [x] will not include a manufactured (mobile) home(s).

The Property [] will [x] will not include an off-site and/or separate septic lot, boat slip, garage, parking space, or storage unit.

NOTE: If a manufactured home(s) or a septic lot, boat slip, garage, parking space, or storage unit is included, Buyer and Seller are strongly encouraged to include further details in the Additional Provisions Addendum (Form 2A11-T) and attach it to this offer.

Street Address: 2540 Belvinwood Dr

City: Fuquay-Varina

Zip: 27526

County: Wake, North Carolina

NOTE: Governmental authority over taxes, zoning, school districts, utilities and mail delivery may differ from address shown.

Legal Description: (Complete ALL applicable)

Plat Reference: Lot/Unit 18, Block/Section, Subdivision/Condominium Mill Ridge

, as shown on Plat Book/Slide at Page(s)

The PIN/PID or other identification number of the Property is:

Other description: L018 MILL RIDGE PH5 BM2008-00581

Some or all of the Property may be described in Deed Book 19351 at Page 1430

(d) "Purchase Price":

\$ 725,000.00

\$ 10,000.00

\$ 10,000.00

\$

\$

\$

\$

\$ 705,000.00

paid in U.S. Dollars upon the following terms:

BY DUE DILIGENCE FEE made payable and delivered to Seller on the Effective Date by [] cash [] personal check [] official bank check [x] wire transfer

[] electronic transfer (specify payment service:)

BY INITIAL EARNEST MONEY DEPOSIT made payable and delivered to Escrow Agent named in Paragraph 1(f) within five (5) days of the Effective Date of this Contract by [] cash [] personal check [] official bank check [] wire transfer [x] electronic transfer.

BY (ADDITIONAL) EARNEST MONEY DEPOSIT made payable and delivered to Escrow Agent named in Paragraph 1(f) no later than 5 p.m. on TIME BEING OF THE ESSENCE by [] cash [] official bank check [] wire transfer [] electronic transfer

BY ASSUMPTION of the unpaid principal balance and all obligations of Seller on the existing loan(s) secured by a deed of trust on the Property in accordance with the attached Loan Assumption Addendum (Standard Form 2A6-T).

BY SELLER FINANCING in accordance with the attached Seller Financing Addendum (Standard Form 2A5-T).

BY BUILDING DEPOSIT in accordance with the attached New Construction Addendum (Standard Form 2A3-T).

BALANCE of the Purchase Price in cash at Settlement (some or all of which may be paid with the proceeds of a new loan)



This form jointly approved by: North Carolina Bar Association's Real Property Section North Carolina Association of REALTORS



STANDARD FORM 2-T Revised 7/2023 © 7/2023

Buyer's initials JC CC Seller's initials



ACKNOWLEDGMENT OF RECEIPT OF MONIES

Seller: John Robinson, Holly Robinson ("Seller")

Buyer: Jason Childress, Christine Childress ("Buyer")

Property Address: 2540 Belvinwood Dr, Fuquay-Varina, NC 27526 ("Property")

LISTING AGENT ACKNOWLEDGMENT OF RECEIPT OF DUE DILIGENCE FEE

Paragraph 1(d) of the Offer to Purchase and Contract between Buyer and Seller for the sale of the Property provides for the payment to Seller of a Due Diligence Fee in the amount of \$ 10,000.00, receipt of which Listing Agent hereby acknowledges.

Date Firm: Costello Real Estate and Investments

By: (Signature)

Jessica Walker (Print name)

SELLER ACKNOWLEDGMENT OF RECEIPT OF DUE DILIGENCE FEE

Paragraph 1(d) of the Offer to Purchase and Contract between Buyer and Seller for the sale of the Property provides for the payment to Seller of a Due Diligence Fee in the amount of \$ 10,000.00, receipt of which Seller hereby acknowledges.

Date Seller: Holly Robinson dotloop verified 04/08/24 6:20 PM EDT ZMRG-YS80-CHAM-EIVZ

(Signature)

Date Seller: John Paul Robinson dotloop verified 04/08/24 5:41 PM EDT VUY4-8GPP-LY17-XE76

(Signature)

ESCROW AGENT ACKNOWLEDGMENT OF RECEIPT OF INITIAL EARNEST MONEY DEPOSIT

Paragraph 1(d) of the Offer to Purchase and Contract between Buyer and Seller for the sale of the Property provides for the payment to Escrow Agent of an Initial Earnest Money Deposit in the amount of \$ 10,000.00. Escrow Agent as identified in Paragraph 1(f) of the Offer to Purchase and Contract hereby acknowledges receipt of the Initial Earnest Money Deposit and agrees to hold and disburse the same in accordance with the terms of the Offer to Purchase and Contract.

Date Firm:

By: (Signature)

(Print name)

ESCROW AGENT ACKNOWLEDGMENT OF RECEIPT OF (ADDITIONAL) EARNEST MONEY DEPOSIT

Paragraph 1(d) of the Offer to Purchase and Contract between Buyer and Seller for the sale of the Property provides for the payment to Escrow Agent of an (Additional) Earnest Money Deposit in the amount of \$. Escrow Agent as identified in Paragraph 1(f) of the Offer to Purchase and Contract hereby acknowledges receipt of the (Additional) Earnest Money Deposit and agrees to hold and disburse the same in accordance with the terms of the Offer to Purchase and Contract.

Date: Firm:

Time: AM PM By: (Signature)

(Print name)