



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 acceptance agrees to sell and convey the Property on the terms and conditions of this Offer To Purchase and Contract and any 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 at term.

(a) "Seller": Angela Scarborough, single

(b) "Buyer": Jesse Martin, single

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

NOTE: If the Property will include a manufactured (mobile) home(s), Buyer and Seller should consider including the (Mobile) Home provision in the Additional Provisions Addendum (Standard Form 2A11-T) with this offer.

Street Address: 45 Pelican Ct
City: Sanders NC 27332 Zip: _____
County: Harnett, North Carolina Carolina Lakes

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

Legal Description: (Complete ALL applicable)
Plat Reference: Lot/Unit _____, Block/Section _____, Subdivision/Condominium Carolina
_____, as shown on Plat Book/Slide _____ at Page(s) _____

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

Other description: _____

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

(d) "Purchase Price":
\$ 430,000
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____

paid in U.S. Dollars upon the following terms:
BY DUE DILIGENCE FEE made payable and delivered to Seller by the Eff
BY INITIAL EARNEST MONEY DEPOSIT made payable and delivered to
Agent named in Paragraph 1(f) by cash personal check official
 wire transfer, electronic transfer, EITHER with this offer (5) days of the Effective Date of this Contract.
BY (ADDITIONAL) EARNEST MONEY DEPOSIT made payable and delivered to
Escrow Agent named in Paragraph 1(f) by cash, official bank check, wire
electronic transfer no later than _____
BEING OF THE ESSENCE with regard to said date.
BY ASSUMPTION of the unpaid principal balance and all obligations of
existing loan(s) secured by a deed of trust on the Property in accordance with



Other (specify) _____

3. As of this date, there are no other dues, fees or Special Assessments, Confirmed or Proposed, payable by the property owners, except: _____

4. As of this date, there are no unsatisfied judgments against or pending lawsuits involving the Property, the Development or the owners' association, except: _____

5. The fees charged by the owners' association or management company in connection with the transfer of Property to Buyer (including but not limited to document preparation, move in/move out fees, preparation of insurance documents, state assessments, and transfer fees) are as follows: _____

6. Seller authorizes and directs any owners' association, any management company of the owners' association, any company and any attorney who has previously represented the Seller to release to Buyer, Buyer's agents, representative attorney or lender true and accurate copies of the following items affecting the Property, including any amendments:

- Seller's statement of account
- master insurance policy showing the coverage provided and the deductible amount
- Declaration and Restrictive Covenants
- Rules and Regulations
- Articles of Incorporation
- Bylaws of the owners' association
- current financial statement and budget of the owners' association
- parking restrictions and information
- architectural guidelines

The parties have read, understand and accept the terms of this Addendum as a part of the Contract.

Sent from Yahoo Mail for iPhone

On Wednesday, November 13, 2019, 3:45 PM, Adams, Tricia <AdamsT@cemcpower.com> wrote:

Tricia Adams | Customer Service Representative

128 Wilson Road Sanford, NC 27332

Office (919)-774-4900 | Fax (919)-708-1722

Rate your customer service experience!

https://www.surveymonkey.com/r/Adams_T3Y



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