

Pete Mace, Broker
 910-639-2882
 PeteMace007@gmail.com
 Carolina Property Sales
 280 Pinehurst Ave, Suite 4
 Southern Pines, NC 28387

UNDER CONTRACT

Emailed: _____
 Attorney (date) _____
 Buyer (date) _____
 Seller (date) _____
 Lender (date) _____

Agency: B S ^D
 12/15/21

Address of Property: 442 Susie Circle

SELLER: FV PTE LLC

BUYER: Craig Horn

Listing Agent: Pete Mace

Phone/Email: 910 639 2882

Firm: CPS

Pete Mace 007@gmail.com

Buyer(s) Agent: Pete Mace

Firm: CPS

Pete Mace 007@gmail.com

Due Diligence Date: 1/12/22

Due Diligence \$: 500

Ernest Money \$: 500

Builder Deposit \$: 0

Closing Date: 2/2/22

MLS Sheet attached: Fayette

Closing Attorney BUYER: MIA LORENZ

Contact Name: Bonda

Office#: 910 695 8888

Contact Name: Bonda

Closing Attorney SELLER: MIA LORENZ

Contact Name: Bonda

Office #: 910 695 8888

Listing Agent Commission \$: _____

Buyers Agent Commission \$: _____

Client(s) Email: Craig - ussoldier30@gmail.com

Client(s) Mobile: _____

Client(s) Address: _____

PERMITTEE WARRANTY (NEW CONSTR): _____

Loan Officer Name: _____

Loan Officer Email: _____

Loan Officer Phone: _____

- date _____
- date _____
- date _____
- date _____
- date _____

BEN STOUT FORMS:

- Warranty Addendum
- Addendum to Contract
- Feature Sheet
- Floor Plan
- Builder Phase Cutoff Sheet

OFFER TO PURCHASE AND CONTRACT - VACANT LOT/LAND
[Consult "Guidelines" (Form 12G) for guidance in completing this form]

NOTE: This contract is intended for unimproved real property that Buyer will purchase only for personal use and does not have immediate plans to subdivide. It should not be used to sell property that is being subdivided unless the property has been platted, properly approved and recorded with the register of deeds as of the date of the contract.

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": Fly Rite, LLC
(b) "Buyer": Craig Hahn
(c) "Property": The Property shall include all that real estate described below together with all appurtenances thereto including the improvements located thereon.

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

Street Address: 642 Susie Circle
City: Cameron, NC Zip: 28326
County: Harnett, 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 D, Block/Section, Subdivision/Condominium
as shown on Plat Book/Slide at Page(s)
The PIN/PID or other identification number of the Property is:
Other description: Lot D Spartan Ridge
Some or all of the Property may be described in Deed Book 3952 at Page 478

(d) "Purchase Price":
\$ 110,000.00
\$ 500.00
\$ 500.00
\$
\$
\$
\$ 109,000.00

paid in U.S. Dollars upon the following terms:
BY DUE DILIGENCE FEE made payable and delivered to Seller by the Effective Date by [] cash [X] personal check [X] official bank check [] wire transfer [] electronic transfer (specify payment service:)
BY INITIAL EARNEST MONEY DEPOSIT made payable and delivered to Escrow Agent named in Paragraph 1(f) by [] cash [X] personal check [X] official bank check [] wire transfer, [] electronic transfer, EITHER [] by the Effective Date OR [] within five (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 transfer or electronic transfer 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).
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
North Carolina Association of REALTORS, Inc.
Buyer initials CSH Seller initials RWS



STANDARD FORM 12-T
Revised 7/2021
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