



Thank you for your offer on 215 Lake Pines Pointe. The property is subject to a **corporate relocation** policy and has a few contract requirements. We very much appreciate your assistance and look forward to working with you.

- **Seller Name:** Contract to show Seller as **Sterling Lexicon LLC**
- **Closing Attorney:** Preferred closing attorney is Bailey Helms Legal LLC
- **Earnest Money:** Earnest money to be delivered at time of verbal acceptance of offer
- **Offer Expiration:** Expiration of offer should be at least 3 full business days from submission of offer
- **Additional Document:** Lexicon Rider package (attached) to be completed and signed where indicated (attached as **Rider_215 Lake Pines.pdf**). Please include Lexicon Rider on purchase agreement list of attached Exhibits.
- **Inspection Timeframe:** Please note, per the Rider, Buyer has a 7-day right to inspect and request repairs
- **Disclosures:** The Rider includes Buyer acknowledgement (page 2) of receipt of current owner disclosure statements and property assessments (attached as **Disclosures For Review_215 Lake Pines.pdf**). These pages do not need to be signed or returned.
- **Pre-Approval Letter:** The lender's pre-approval letter must include property address, sales price, loan amount and state that qualification is not contingent upon sale of buyer's current home. If it is contingent, all documents related to that sale and its buyer's qualifications must be presented.
- **Cash Transaction:** proof of funds is required.

Thank you. We look forward to working with you!
Contact Wendy Mullins at 770-375-8689 with questions