

OFFER INSTRUCTIONS

206 YALE LANE, CHAPEL HILL

Thank you for showing the property! To place an offer please consider the following information.

Sellers Legal Names: Brian Norris, Nancy Cocco

Property Address: 206 Yale Lane, Chapel Hill, NC 27517

Legal Description: TRENTON Lot 7 Block A

PIN: 0709-51-9412

Lot:07

Plat book/Slide:168/334

Deed Book/Page: 006542/93

Personal Property included: Refrigerators (2), Washer, Dryer

Items that do not convey: Sauna (negotiable), Wine Chiller (negotiable)

Preferred closing: 30 days with possession through September 30th

Buyer Firm Compensation: 2.5%

HOA: Trenton HOA, \$47.50 per Quarter

- communityfocusofnc.com

Listing Firm: Compass

Listing Firm License #: C30363

Listing Firm Address: 101 Glen Lennox Drive, Chapel Hill, NC 27517

Listing Agent: Brooke Gelhaus

Listing Agent License #: 352774

Listing Agent phone number: (919) 307-7590

Listing Agent Email: brooke.gelhaus@compass.com

NOTES:

- Please do not include love letters, escalation clauses, or offer expirations
- If a deadline is set, we'll notify you through ShowingTime. Sellers reserve the right to accept an offer at any time, so it's best to submit as early as possible. We'll do our best to honor any deadline, but circumstances can sometimes change
- Please include proof of funds and/or pre-approval letter with offer.
- *Please TEXT me at 919.307.7590 if you are submitting an offer so I can immediately confirm receipt!*

Thank you! ~ Brooke Gelhaus

COMPASS