



Please submit complete signed offer and all relevant signed disclosures (attached to listing) and we will promptly submit to the Seller Client and obtain a response.

- **Submitting Offers:** Submit all offers via Dotloop or to the Listing Agent's email address below. Listing Agent will promptly confirm receipt of the offer and present the offer to the Seller Client as soon as possible upon receipt.
- **Pre-Approval Letter OR "Proof of Funds":** Submit with offer with terms/amounts that support your Buyer Client's offer.
- **Earnest Money:** Town and Mountain Realty does not maintain a trust/escrow account. Please use Buyer's Closing Attorney's or Buyer's Agent's firm trust/escrow account to hold the Earnest Money Deposit.
- **Back-Up Offers:** Submit Form 2A1-T Back-Up Contract Addendum with the offer. Leave primary contract's name and closing date blank. Listing Agent will fill those in once received.
- **If Buyer needs to sell property in order to purchase,** please submit a redacted copy of the contract on Buyer's property.
- **Multiple Offers:** If multiple offers are received, Listing Agent will present all offers to Seller Client as they are received. It will be the option of the Seller Client to respond to offers individually OR to call for highest and best offers.
- **Listing Firm / Agent Notice Information and Seller(s) or Entity Name for Offer:**
  - Firm Name: Town and Mountain Realty
  - Firm License #: C12428
  - Mailing Address: 315 Haywood Rd # 119, Asheville, NC 28806
  - Listing Agent: Hilary Paradise
  - Listing Agent NCREC License #: 284595
  - Listing Agent Cell Phone #: 828-230-7787
  - Listing Agent Email: paradiseinthemountains@gmail.com
  - Please make offer to: James D. Gray and Candace A. Gray

**\*Note:** Town and Mountain requires all Agents/Firms submitting offers on our listings to have an executed and valid Buyers Agency Agreement at the time the offer is presented. We do not offer compensation to Seller's Sub-Agents.