



PROFESSIONAL SERVICES DISCLOSURE AND ELECTION
 [See Guidelines (Form 760G) for instructions on completing this form]

Property Address: 330 Woody Lane, Asheville, NC 28804 ("Property")
 Buyer or Seller: Sean Michael Sanborn, Jaime Ann Sanborn
 Real Estate Firm: Preferred Properties, Inc. ("Firm")

1. There are professional services that typically are performed in connection with the purchase and sale of real estate. Buyer or Seller understands that Firm cannot give advice in certain matters that may relate to the purchase or sale of the Property, including but not limited to matters of law, taxation, financing, surveying, wood-destroying insect infestation, structural soundness or engineering.

REGARDING EACH PROFESSIONAL SERVICE LISTED BELOW, BUYER OR SELLER SHOULD EITHER SELECT THE SERVICE OR ELECT NOT TO HAVE THE SERVICE PERFORMED. WITH RESPECT TO EACH SERVICE SELECTED, INDICATE WHO WILL ORDER THE SERVICE AND THE NAME OF THE SERVICE PROVIDER SELECTED BY BUYER OR SELLER. THIS FORM SHOULD BE AMENDED TO ADDRESS ADDITIONAL PROFESSIONAL SERVICES THAT ARE CONSIDERED AFTER IT IS FIRST COMPLETED.

Service	Waived (Initial)	Selected (Initial)	Ordered By	Name(s) of Service Provider(s)
Accountant/CPA/Tax Advisor			Seller	
Appraisal			Buyer/Bank	
Attorney (e.g. Title Exam/Title Ins./ Seller Document-Deed Prep/Closing)			Agent	Van Marter Law Firm
Home Warranty			Buyer	
Inspections:				
Home			Buyer	
HVAC			Buyer	
Pool/Spa			N/A	
Radon*(see note below)			Buyer	
Septic/Sewer			Buyer	
Well/Water Quality*(see note below)			Buyer	
Wood/Pest Infestation			Buyer	
Re-Inspections of agreed-upon repairs (if applicable)			Buyer	



NC REALTORS®

REALTOR®

Individual Agent initials



Buyer or Seller initials



STANDARD FORM 760
Revised 7/2024
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Service	Waived (Initial)	Selected (Initial)	Ordered By	Name(s) of Service Provider(s)
Insurance:				
Property			Buyer	
Flood			Buyer	
National Flood Insurance Program, Elevation Certificate			N/A	
Mortgage Loan			Buyer	
Survey** (see note below)			Buyer	
Floor Plan/Virtual Tour		 	Listing Agent	Preferred Properties
MLS Input		 	Listing Agent	Preferred Properties
Marketing, Photos		 	Listing Agent	Preferred Properties
Social Media/Website Design		 	Listing Agent	Preferred Properties
Brochures		 	Listing Agent	Preferred Properties

2. Buyer or Seller acknowledges Firm has recommended that Buyer or Seller consult with a professional for an opinion regarding each service listed above to be performed pursuant to Buyer or Seller's purchase or sale of the property. Buyer or Seller hereby agrees to indemnify and hold Firm harmless from and against any and all liability, claim, loss, damage, suit, or expense that Firm may incur either as a result of Buyer or Seller's selection and use of any of the listed service providers or Buyer or Seller's election not to have one or more of the listed services performed.

*** NOTE REGARDING RADON AND OTHER ENVIRONMENTAL QUALITY ISSUES TESTING:** In addition to testing for the presence of radon, consideration should be given to testing the air and any private drinking well water for the presence of other contaminants, including but not limited to, biological, chemical, and radiological contaminants. Buyer or Seller should consult with an air and/or water quality specialist regarding the need for and scope of any such testing.

Individual Agent initials  Buyer or Seller initials  

***NOTE REGARDING SURVEYS:** Situations arise all too often that could have been avoided if the buyer had obtained a new survey from a NC registered surveyor. A survey will normally reveal such things as encroachments on the Property from adjacent properties (fences, driveways, etc.); encroachments from the Property onto adjacent properties; road or utility easements crossing the Property; violations of set-back lines; lack of legal access to a public right-of-way; and indefinite or erroneous legal descriptions in previous deeds to the Property. Although title insurance companies may provide lender coverage without a new survey, the owner's policy contains an exception for easements, set-backs and other matters which would have been shown on a survey. Many such matters are not public record and would not be included in an attorney's title examination. In addition, if the buyer does not obtain their own survey, they would have no claim against a surveyor for inaccuracies in a prior survey.

OTHER IMPORTANT NOTES:

- ALTHOUGH FIRM MAY PROVIDE BUYER OR SELLER THE NAMES OF PROVIDERS WHO CLAIM TO PERFORM SERVICES IN ONE OR MORE OF THE LISTED AREAS, BUYER OR SELLER UNDERSTANDS THAT FIRM CANNOT GUARANTEE THE QUALITY OF SERVICE OR LEVEL OF EXPERTISE OF ANY SUCH PROVIDER.
- BUYER OR SELLER AGREES TO PAY THE FULL AMOUNT DUE FOR ALL SERVICES DIRECTLY TO THE SERVICE PROVIDER WHETHER OR NOT THE TRANSACTION CLOSSES.

THE NORTH CAROLINA ASSOCIATION OF REALTORS®, INC. MAKES NO REPRESENTATION AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION OF THIS FORM IN ANY SPECIFIC TRANSACTION.

AuthentiSIGN
Jaime Ann Sanborn
Buyer or Seller

AuthentiSIGN
Grady Bradshaw 03/09/26
Signature of individual agent

Date: 03/09/26
AuthentiSIGN
Sean Michael Sanborn
Buyer or Seller

Preferred Properties, Inc.
Real Estate Firm (print name)
Date: _____

Date: 03/10/26

Entity Buyer or Seller:

(Name of LLC/Corporation/Partnership/Trust/etc.)

By: _____

Name: _____

Title: _____

Date: _____