

Live Oak Real Estate
5704 Oleander Drive Ste 110
Wilmington, NC 28403

Multi-Offer Procedure Form
HIGHEST AND BEST OFFER REQUESTED

Date: _____

Property Address: _____

City/State/Zip: _____

Offeror Name(s): _____

Selling Agent & Broker: _____

Dear Offeror:

We are involved in a multiple offer situation on the above referenced property. ALL OFFERS will be considered subject to the following:

1. All offers must be *in writing*, no verbal offers will be accepted.
2. The Listing Agent must receive your written "best" offer no later than 4:00 pm (EST) on _____ (date). Delivery of such offer may be via facsimile to:

Listing Agent & Broker: Pam Wooddell, Live Oak Real Estate

Telephone Number: 910-799-3696

Facsimile Number: 910-791-4036

3. The Listing Agent will facsimile all "best" offers to Seller's authorized representative no later than close of business the following day.
4. The following terms and conditions shall be applicable to you and to any offer you wish to submit:
 - a) Seller shall have sole and absolute discretion to accept or reject any offer received. Seller is not required to accept any particular offer, regardless of its terms, and has the absolute right and discretion to reject all offers.
 - b) Subsequent to receipt of offers, Seller shall have the absolute right to deal with any Broker and/or one or more offerors to further negotiate the terms and condition of any offer. In so doing, Seller shall have no obligation to negotiate or communicate with each and every other offeror, or with any offeror.
 - c) Under no circumstances shall verbal communications between an Offeror and Seller or any agent or Broker constitute or create an obligation on the part of Seller to sell a property to anyone under any terms.
 - d) The seller will not issue a rejection form or letter. You will be notified of the seller's decision by the listing agent.**
 - e) The acceptance of any offer shall be conditioned upon the subsequent execution by the Offeror and Seller of a written contract of sale, including all required addenda and setting forth terms and conditions satisfactory to the Seller. The Seller shall have no obligation to sell the property unless and until such written contract is fully executed.
5. In the event an accepted offer does not result in a closed escrow, Seller reserves the right to re-open negotiations with any offeror and/or Seller may request Listing Agent to solicit new offers.

Please sign below to acknowledge your understanding and acceptance of these terms and procedures and return this form to the Listing Broker no later than the time designated for the transmittal of offers. Failure to transmit such acceptance may prevent your offer from being considered.

ACKNOWLEDGED AND AGREED

(Offeror) **Date**

(Offeror) **Date**