

****OFFERING MEMORANDUM****

3276 Rufus Henderson Dr
Scottdale, GA 30079

****Purchase Price:**** \$1,200,000

****Earnest Money Deposit:**** 2% of the Purchase Price (\$24,000)

****Due Diligence Period:**** 10 days from the effective date of the contract

****Closing Date:**** 30 days from the effective date of the contract

****Closing Attorney:**** The Hawes Law Firm

****Details:****

This Offering Memorandum outlines the terms for the purchase of the property located at 3276 Rufus Henderson Dr., Scottdale, GA 30079. The key terms of the proposed transaction are as follows:

1. **Purchase Price:**

- The asking purchase price for the property is \$1,200,000.

2. **Earnest Money Deposit:**

- An earnest money deposit of 2% of the purchase price, amounting to \$24,000, is required. This deposit is to be held in escrow by the closing attorney and will be applied towards the purchase price at closing.

3. **Due Diligence Period:**

- The buyer shall have a due diligence period of 10 days from the effective date of the contract to inspect the property and review all relevant documents. During this period, the buyer may terminate the contract for any reason and receive a full refund of the earnest money deposit.

4. **Closing Date:**

- The closing of the transaction is to take place 30 days from the effective date of the contract. The closing will be conducted by The Hawes Law Firm.

5. ****Closing Attorney:****

- The Hawes Law Firm has been designated as the closing attorney for this transaction. They will facilitate the closing process and ensure all legal requirements are met.

****Additional Terms:****

- All inspections and due diligence activities must be completed within the specified due diligence period.
- The property is being sold "as-is," and the seller makes no representations or warranties regarding the condition of the property.
- Any adjustments or prorations for taxes, utilities, and other expenses will be made as of the closing date.

This Offering Memorandum is intended to provide an overview of the terms for the proposed real estate transaction. It is not a binding contract but serves as a basis for further discussions and negotiations.

For additional information or to proceed with the transaction, please contact teri@tlevye.com

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