

OFFER TO PURCHASE — SUMMARY

Submitted via the Abode platform

Reference: OFFER-2026-05-16-7821 · Submitted May 16, 2026

To: Bryon T. Houghton (Seller)
From: Jennifer K. Reyes (Buyer)
Re: 412 Magnolia Lane, Asheville, North Carolina 28801

Buyer hereby offers to purchase the above-referenced residential real property under the terms set forth below and in the accompanying Residential Purchase Agreement.

OFFER SUMMARY

Purchase Price:	\$598,000.00	Five Hundred Ninety-Eight Thousand Dollars
Earnest Money:	\$5,980.00	1% of purchase price, held in escrow
Cash Down Payment:	\$113,620.00	Paid at closing
Mortgage Financing:	\$478,400.00	Conventional 30-year fixed
Pre-Approval:	First National Bank	Letter dated April 14, 2026
Closing Date:	June 15, 2026	Or earlier by mutual agreement
Possession:	At closing	Free and clear of occupants
Escrow Agent:	Carolina Title & Escrow Services	

CONTINGENCIES

- **Financing** — final loan approval no later than June 8, 2026
- **Inspection** — ten (10) calendar days from acceptance
- **Appraisal** — property must appraise at or above purchase price
- **Title** — marketable fee-simple, conveyed by general warranty deed

ACCEPTANCE DEADLINE

This Offer is open for acceptance by Seller until **11:59 PM Eastern on May 23, 2026**. If not accepted by that time, this Offer shall expire and be of no further force or effect. Acceptance of this Offer constitutes Seller's agreement to the full terms of the accompanying Residential Purchase Agreement.

Date: May 16, 2026

Jennifer K. Reyes, Buyer

Full terms set forth in the attached Residential Purchase Agreement.