

Offer Instructions and Property Information for: 109 Dogwood Circle, Butner, NC 27509

Thank you for your interest and your time showing this fully renovated home to your client. Below is additional information to help answer some of the FAQs you may have and to make your life easier as a buyer agent. 😊

Information for Submitting an Offer:

- **Seller Name(s): Doc Little's Properties LLC**
- **Escrow Agent** - Buyer's attorney should hold Earnest Money Deposit (if applicable).
- **Fixtures & Exclusions:**
 - Items Leased or NOT Owned: N/A
 - Items that do NOT Convey: N/A
 - Personal Property TO Convey: **Refrigerator**
- **Listing Agent Information:**
 - Listing Firm - **KW Elite Realty** Firm License #: **C27247**
 - Firm mailing address: **245 NC-54, Ste 101, Durham, NC 27713**
 - Listing Agent - **Kelli Kaspar** Agent License #: **200927**
 - Listing Agent Ph#: **(919)887-7462** Listing Agent email: **kelli@krsgsells.com**

Please check the Agent Only remarks in the MLS for any additional pertinent information

Closing Attorney Recommendations *(if buyer should need one)*

The McCall Law Firm, PC

- closings@mccallnclaw.com
- 2626 Glenwood Ave, Ste 390, Raleigh NC 27608
- (919) 858-0450

Mann, McGibney, and Jordan, PLLC

- closings@mmandjlaw.com
- (919)297-3941
- Offices in Raleigh, Durham & Cary

Due Diligence Check and Delivery

- Due Diligence monies are due on the effective date of contract.
- Sellers accept: **Cashier's check or wiring of funds** (if buyer is not local - to overnight the check to seller once under contract).

HOA - None

Easement - Seller is not aware of any

School Assignment

Please confirm the final school assignment with Granville County School District.

Utilities: <https://www.butnenc.org/residents/page/utilities>

- Water - **South Granville Water & Sewer Authority (SGWASA)**
- Electricity - **Duke Energy**
- Propane - **Creedmoor Fuel Service**
- Internet available - **Spectrum; AT&T internet air; Frontier**
- Trash Pick up - **Tuesdays - GFL Environmental - Vance-Granville**
- Recycle Pick up - **Tuesdays, Alternate weeks**

Thank you very much for showing this property to your client(s)! Please reach out with any questions.

Best Regards,

Kelli Kaspar & David Little

Kaspar RiverSmith Group

