

Offer Instructions and Property Information for: **913 Groveview Wynd, Wendell, NC 27591**

Thank you for your interest and your time showing this beautiful 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): James W. Littleton, Lisa P. Littleton**
- **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 - **Alan Smith** Agent License #: **272888**
 - Listing Agent Ph#: **(919)741-4836** Listing Agent email: **alan@krsgsells.com**

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

Due Diligence Check and Delivery

- Due Diligence monies are due on the effective date of contract.
- **Sellers prefer: VENMO for electronic payment; otherwise a check.** (if buyer is not local - to overnight the check to seller once under contract).

HOA Website & Contact - Capital Consultants Management Corp (CCMC)

<https://www.lifeatwendellfalls.net>

Community Manager: Nicole Correll - On-site in Farmhouse at Wendell Falls

Ph#: (919) 374-7282, ext 10 **Email:** ncorrell@ccmcnet.com

School Assignment

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

Utilities:

- Water - **City of Raleigh**
- Electricity - **Duke Energy-Progress**
- Gas - **Enbridge Gas**
- Internet service available - **AT&T Fiber, Spectrum** (Google Fiber not available yet)
- Trash Pick up - **(GFL) - Mondays**
- Recycling/Yard Waste Pick up - **(GFL) - Monday, alternate weeks**

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

Best Regards,

Alan Smith

Kaspar RiverSmith Group

