

Offer Instructions and Property Information for: **809 Kinsman Ct, Raleigh, NC 27603**

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): Margaret Elizabeth Kemf Revocable Living Trust**
- **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, Propane tank**
- **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

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

The McCall Law Firm, PC

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

Mann, McGibney, and Jordan, PLLC

- closings@mmandjlaw.com (919) 297-3941
- 7751 Brier Creek Pkwy, Ste 103, Raleigh, NC 27617

Due Diligence Check and Delivery

- Due Diligence monies are due on the effective date of contract.
- Sellers accept: **Cashier's check only**, Listing agent will provide payable to information after going under contract. (if buyer is not local - to overnight the check to seller once under contract - with tracking).

HOA Website & Contact - no HOA

Well - Private well, water treated June 2026 - see document in MLS

Septic - See Septic/Well permit from 1994 in MLS

- Tank is on the Left side of the house, and the leach field is in the front yard.

Rain Gutters have leaf guards

School Assignment

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

Utilities:

- Electricity - **Duke Energy**
- Propane - **Can use whatever company Buyer chooses** (prev fill by K.B. Johnson Oil & Gas (tank owned))

- Internet service available - **AT&T Fiber, Spectrum**
- Trash Pick up - **Currently - Oakley Sanitation on Mondays** (Buyer can choose service company: Oakley Sanitation, Anchor Disposal and another company service the area). <https://oakleysanitation.com/trash-pickup>
- Recycling Pick up - **Oakley Sanitation - alternating Mondays**

Please reach out with any additional questions.

Thank you very much for showing this property to your client(s)!

Best Regards,

Alan & Mary-Katherine Smith

Kaspar RiverSmith Group

