

Offer Instructions and Property Information for: **3114 Rapid Falls Rd, Cary, NC 27519**

Thank you for your interest and your time showing this town 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: Tulasi Reddy Maddi**
- **Escrow Agent** - Buyer's attorney should hold Earnest Money Deposit (if applicable).
- **Closing Information** - Seller would appreciate a quick closing.
- **Fixtures & Exclusions:**
 - Items Leased or NOT Owned: **N/A**
 - Items that do NOT Convey: **N/A**
 - Personal Property TO Convey: **Refrigerator, Washer & Dryer**
- **Listing Agent Information:**
 - Listing Firm - **KW Elite Realty** Firm License #: **C27247**
 - Firm mailing address: **245 NC-54, Ste 101, Durham, NC 27713**
 - Listing Agents - **Alan Smith & Lata Gupta** (both on all communications)
 - Agent License #: **AS- 272888 ; LG- 359451**
 - Listing Agents Ph#: **AS- (919)741-4836 ; LG- (919)582-7435**
 - Listing Agents email: **alan@krsgsells.com ; lata@krsgsells.com**

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

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

- Mann, McGibney, and Jordan, PLLC
 - closings@mmandjlaw.com Ph: 919-297-3941

Due Diligence Check and Delivery

- Due Diligence monies are due on the effective date of contract.
- Seller accepts: **Check**, or electronic payment via **Venmo or PayPal**. (if buyer is not local - to overnight the check to seller once under contract).

HOA Information - **Westport at Twin Lakes HOA & Twin Lakes Master Assoc Inc.**

Community Management: Elite Management - Kelly Forrestal
<https://www.elite-mgmt.com> ; <https://emp.cincwebaxis.com/264>
Ph#: (919)233-7660
Email: westporttl@elite-mgmt.com

RDU Disclosure - Property within the RDU noise zone. Aircraft Noise Notification is provided in MLS docs.

School Assignment

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

Utilities:

- Water - **Town of Cary**
- Electricity - **Duke Energy**
- Gas - **Enbridge Gas**
- Internet available - **Google Fiber; AT&T Fiber; Spectrum**
- Trash & Yard Waste Pick-up - **Tuesdays**
- Recycle Pick-up - **Tuesdays, alternating weeks**

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

Best Regards,

Alan Smith & Lata Gupta

Kaspar RiverSmith Group

