

Offer Instructions and Property Information for: **4402 Johnstown Dr, Knightdale, NC 27545**

Thank you for your interest and your time showing this lovely 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:** Timothy Dunn
- **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 Recommendation (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
- 530 N. Person St, Raleigh, NC 27604 or 7751 Brier Creek Pkwy, Suite 103, Raleigh, NC
- (919) 297-3941

Due Diligence Check and Delivery

- Due Diligence monies are due on the effective date of contract.
- Sellers accept: **Cashier's check, wire transfer or payment via Zelle** (if paying with Cashier's check and buyer is not local - to overnight check with tracking to seller once under contract).

HOA Website & Contact - Cedar Management Group

<https://www.cedarmanagementgroup.com/raleigh-nc-hoa-management-company>

Dues: **\$175/Quarterly** Ph#: **(919) 348-2031**

#14 on Contract - should have this entry if attaching the new Form 220.

14. **ADDENDA:** Buyer and Seller should note that real estate brokers *cannot* draft addenda to this Contract.

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| ☐ Additional Provisions Addendum (Form 2A11-T) | ☐ New Construction Addendum (Form 2A3-T) |
| ☐ Additional Signatures Addendum (Form 3-T) | ☐ Owners' Association Disclosure Addendum (Form 2A12-T) |
| ☐ Back-Up Contract Addendum (Form 2A1-T) | ☐ Seller Financing Addendum (Form 2A5-T) |
| ☐ FHA/VA Financing Addendum (Form 2A4-T) | ☐ Short Sale Addendum (Form 2A14-T) |
| ☐ Lead-Based Paint Or Lead-Based Paint Hazard Addendum (Form 2A9-T) | ☐ Vacation Rental Addendum (Form 2A13-T) |
| ☐ Loan Assumption Addendum (Form 2A6-T) | |
| ☒ Identify other attorney or party drafted addenda: <u>Buyer Agent Compensation Addendum (Form 220)</u> | |

School Assignment

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

Utilities:

- Water - **City of Raleigh**
- Electricity - **Duke Energy**
- Gas - **Enbridge Gas**
- Internet service available - **AT&T Fiber, Spectrum**
- Trash Pick up - **Thursday, weekly - GFL**
- Recycling/Yard Waste Pick up - **Thursday, weekly - GFL**

Please reach out with any additional questions.

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

Best Regards,

Kelli Kaspar

Kaspar RiverSmith Group

