Offer Instructions and Property Information for: **_107 Pine Mill Ln, Apex, NC 27502_____**

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 N. Sutton, Susan S. Sutton**
- **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**

#14 on Contract - if attaching Form 220 - make sure the box is checked for Buyer Agent Compensation Addendum (2-T OTP - Revised 8/2026)

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
- 2 locations in, Raleigh, NC or 401 High House Rd, Ste 140, Cary, NC 27513
- (919) 297-3941

Due Diligence Check and Delivery

- Due Diligence monies are due on the effective date of the contract.
- Sellers accept: **Electronic payment via Zelle, or a Cashier's check**

HOA - **Scotts Mill Homeowners Association, Inc.**

https://omega.cincwebaxis.com/sm/home/

Community Management:
OMEGA Management
Ph#: (919)461-0102
Email: info@omegamgmt.com

School Assignment

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

Utilities:

- Water - **Town of Apex**
- Electricity - **Town of Apex**
- Gas - **Enbridge Gas**
- Internet service available - **Google Fiber (current install); AT&T Fiber, Spectrum**
- Trash/Recycling Pick up - **Mondays, Town of Apex (serviced via GFL)**
- Yard Waste Pick up - **Zone B, alternate weeks, Town of Apex**

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

