

The Victoria Cottle Group

RELOCATION GUIDE



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SOUTH CAROLINA DISCLOSURE OF REAL ESTATE BROKERAGE RELATIONSHIPS



South Carolina Real Estate Commission
PO BOX 11847, Columbia, S.C. 29211-1847
Telephone: (803) 896-4400 Fax: (803) 896-4427
<http://llr.sc.gov/POL/REC/>

Pursuant to South Carolina Real Estate License Law in S.C. Code of Laws Section 40-57-370, a real estate licensee is required to provide you a meaningful explanation of agency relationships offered by the licensee's brokerage firm. This must be done at the first practical opportunity when you and the licensee have substantive contact.

Before you begin to work with a real estate licensee, it is important for you to know the difference between a broker-in-charge and associated licensees. The broker-in-charge is the person in charge of a real estate brokerage firm. Associated licensees may work only through a broker-in-charge. **In other words, when you choose to work with any real estate licensee, your business relationship is legally with the brokerage firm and not with the associated licensee.**

A real estate brokerage firm and its associated licensees can provide buyers and sellers valuable real estate services, whether in the form of basic **customer** services, or through **client**-level agency representation. The services you can expect will depend upon the legal relationship you establish with the brokerage firm. It is important for you to discuss the following information with the real estate licensee and agree on whether in your business relationship you will be a **customer** or a **client**.

You Are a Customer of the Brokerage Firm

South Carolina license law defines customers as buyers or sellers who choose NOT to establish an agency relationship. The law requires real estate licensees to perform the following **basic duties** when dealing with **any** real estate buyer or seller as customers: ***present all offers in a timely manner, account for money or other property received on your behalf, provide an explanation of the scope of services to be provided, be fair and honest and provide accurate information, provide limited confidentiality, and disclose "material adverse facts" about the property or the transaction which are within the licensee's knowledge.***

Unless or until you enter into a written agreement with the brokerage firm for agency representation, you are considered a "customer" of the brokerage firm, and the brokerage firm will not act as your agent. As a customer, you should not expect the brokerage firm or its licensees to promote your best interest.

Customer service does not require a written agreement; therefore, you are not committed to the brokerage firm in any way unless a transaction broker agreement or compensation agreement obligates you otherwise.

Transaction Brokerage

A real estate brokerage firm may offer transaction brokerage in accordance with S.C. Code of Laws Section 40-57-350. Transaction broker means a real estate brokerage firm that provides customer service to a buyer, a seller, or both in a real estate transaction. A transaction broker may be a single agent of a party in a transaction giving the other party customer service. A transaction broker also may facilitate a transaction without representing either party. The duties of a brokerage firm offering transaction brokerage relationship to a customer can be found in S.C. Code of Laws Section 40-57-350(L)(2).

You Can Become a Client of the Brokerage Firm

Clients receive more services than customers. If client status is offered by the real estate brokerage firm, you can become a client by entering into a written agency agreement requiring the brokerage firm and its associated licensees to act as an agent on your behalf and promote your best interests. If you choose to become a client, you will be asked to confirm in your written representation agreement that you received this agency relationships disclosure document in a timely manner.

A **seller becomes a client** of a real estate brokerage firm by signing a formal listing agreement with the brokerage firm. For a seller to become a client, this agreement must be in writing and must clearly establish the terms of the agreement and the obligations of both the seller and the brokerage firm which becomes the agent for the seller.

A **buyer becomes a client** of a real estate brokerage firm by signing a formal buyer agency agreement with the brokerage firm. For a buyer to become a client, this agreement must be in writing and must clearly establish the terms of the agreement and the obligations of both the buyer and the brokerage firm which becomes the agent for the buyer.

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If you enter into a written agency agreement, as a client, the real estate brokerage has the following **client-level duties: obedience, loyalty, disclosure, confidentiality, accounting, and reasonable skill and care.** Client-level services also include advice, counsel and assistance in negotiations.

Single Agency

When the brokerage firm represents only one client in the same transaction (the seller or the buyer), it is called single agency.

Dual Agency

Dual agency exists when the real estate brokerage firm has two clients in one transaction – a seller client and a buyer client. At the time you sign an agency agreement, you may be asked to acknowledge whether you would consider giving written consent allowing the brokerage firm to represent both you and the other client in a disclosed dual agency relationship.

Disclosed Dual Agency

In a disclosed dual agency, the brokerage firm's representation duties are limited because the buyer and seller have recognized conflicts of interest. Both clients' interests are represented by the brokerage firm. As a disclosed dual agent, the brokerage firm and its associated licensees cannot advocate on behalf of one client over the other, and cannot disclose confidential client information concerning the price negotiations, terms, or factors motivating the buyer/client to buy or the seller/client to sell. Each Dual Agency Agreement contains the names of both the seller client(s) and the buyer client(s) and identifies the property.

Designated Agency

In designated agency, a broker-in-charge may designate individual associated licensees to act solely on behalf of each client. Designated agents are not limited by the brokerage firm's agency relationship with the other client, but instead have a duty to promote the best interest of their clients, including negotiating a price. The broker-in-charge remains a disclosed dual agent for both clients, and ensures the assigned agents fulfill their duties to their respective clients. At the time you sign an agency agreement, you may be asked to acknowledge whether you would consider giving written consent allowing the brokerage firm to designate a representative for you and one for the other client in a designated agency. Each Designated Agency Agreement contains the names of both the seller client(s) and the buyer client(s) and identifies the property.

It's Your Choice

As a real estate consumer in South Carolina, it is your choice as to the type and nature of services you receive.

- You can choose to remain a customer and represent yourself, with or without a transaction broker agreement.
- You can choose to hire the brokerage firm for representation through a written agency agreement.
- If represented by the brokerage firm, you can decide whether to go forward under the shared services of dual agency or designated agency or to remain in single agency.

If you plan to become a client of a brokerage firm, the licensee will explain the agreement to you fully and answer questions you may have about the agreement. Remember, however that until you enter into a representation agreement with the brokerage firm, you are considered a customer and the brokerage firm cannot be your advocate, cannot advise you on price or terms, and only provides limited confidentiality unless a transaction broker agreement obligates the brokerage firm otherwise.

The choice of services belongs to you – the South Carolina real estate consumer.

Acknowledgement of Receipt by Consumer:

Signature Date _____

Signature Date _____

THIS DOCUMENT IS NOT A CONTRACT.

This brochure has been approved by South Carolina Real Estate Commission for use in explaining representation issues in real estate transactions and consumer rights as a buyer or seller. Reprinting without permission is permitted provided no changes or modifications are made.



kW GREENVILLE
UPSTATE SC
KELLERWILLIAMS.

Your Home Your Investment My Passion!

*My
Approach*

TO HELPING YOU
Buy YOUR
HOME

About me personally



- **Location** Greenville, SC
- **Family** I'm married, and I have one grown child who has made us the grandparents of two wonderful grandchildren. We also have one dog.
- **Military** Proudly served in the US Army Reserves from 1982 to 1994 and retired as an E5 Sergeant.
- **Hobbies** I love going on cruises!



I serve The Upstate of SC which includes the counties of Greenville, Spartanburg, Laurens, Anderson, Pickens & Oconee.



About me professionally



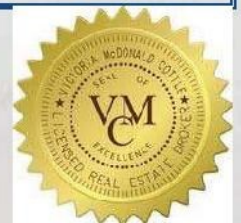
When you work with me, you get a real estate professional!

I dedicate my years of experience and wealth of knowledge to providing excellent service for your real estate needs.

When you choose me as your realtor, I negotiate for you, represent you and only you in your real estate needs.

My experience as an honorably discharged Army Sergeant dealing in mobilization, as a home and industrial electrical designer, as a multi-million top producing agent with Keller Williams Greenville Upstate, I will listen to your needs and wants and together we will strategize on finding your home.

Victoria - loved your candor, and how you broke down what we were looking for in a house. You helped us navigate the good, bad and ugly of the process and really made it clear to us each of the steps. I appreciated your responsiveness and communication, and really felt like we had a advocate on our side who was looking out for our best interest. Definitely recommending to friends & family!



Education, Accreditation and Awards



Here's the "nitty gritty" on what I've accomplished over the years!

- Broker licensed in SC & NC
- REALTOR, ABR
- Certified with the "At Home With Diversity Education Program"
- Top Agent since 2005
- Top 10% of Keller Williams Greenville Upstate
- Multi-million Dollar Producer
- Received Real Estate Award of Excellence
- Electrical Designer
- Honorable Discharge – U.S. Army (Sergeant) 1994
- Department of Army – The Army Achievement Medal 1985
- Letter of Commendation for Outstanding Performance at Ft. Stewart, Ga. 1984





REAL FACTS *about* SOUTH CAROLINA

With one of the top public universities and the #1 International Business program in the nation, South Carolina's higher education system produces graduates that are prepared to meet the demands of the 21st century workforce. Access to a quality workforce and the reasonable cost of living has allowed the Palmetto State to become a leader in the nation's growing workforce. With two of the nationally acclaimed friendly seaside cities, SC is an inviting destination for families and tourism. The state's vast number of museums, lakes, parks and golf courses provides lifestyle options for all walks of life.

CLEMSON
20th Top Public National University⁶

UNIVERSITY OF SC
#1 International Business Program¹⁰

RENT IN COLUMBIA
27%
Less than the national average⁷

MILITARY COMMUNITY
Provides ★★★★★
\$19 BILLION
in economic impact with 58,000 vet residents and over 152,000 jobs⁸

College of Charleston
13 Ranking in the 2015 edition of Best Colleges, Regional Universities (South)¹³

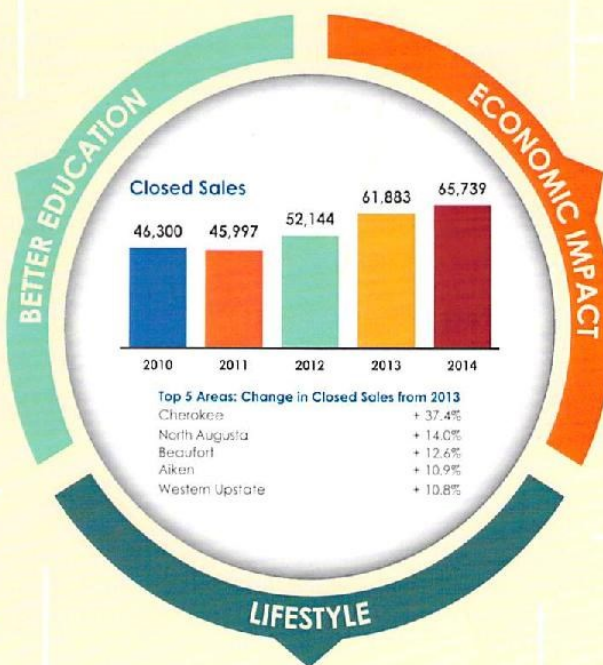
UNIVERSITY OF SC
24,180
Total enrollment of undergraduates¹²

CHARLESTON
4th Most Friendly City in the World 2013⁹

27 LAKES⁴



47 STATE PARKS⁵



GROWING WORKFORCE
in Migration¹
2nd

BUSINESS GROWTH
#11 in Growth Prospects¹¹

6 GOLF COURSES
in Golf Digest's Top 100 Golf Courses²

150 MUSEUMS⁴



KIAWAH ISLAND
Named America's Happiest Seaside Town³

Sources: 1. mecktimes.com 2. Golf Digest 3. coastalliving.com 4. sciway.net 5. southcarolinaparks.com
6. US News & World Report 7. rent.com/southcarolina 8. SC Department of Commerce 9. CNN 10. sc.edu
11. Forbes 12. US News & World Report 13. US News & World Report



Golf Courses, Lakes & Hiking in the Upstate



Golf Courses in the Upstate:

- Hejaz Shrine Recreation Club
- The Preserve at Verdae Golf Club
- Bonnie Brae Golf Club
- Cross Winds Golf Course
- Carolina Springs Golf Club
- Carolina Golf at Botany Woods
- Fox Run Country Club
- Holly Tree Country Club
- Paris Mountain Country Club
- Greenville Country Club
- Cobb's Glen
- The Eagle Zone Golf Center
- Chanticleer Golf Course
- River Falls Plantation
- Upstate Golf Club
- Golf Tree Greenville
- Thornblade Club
- Brookstone Meadows Golf Club



Hiking:

- Cedar Falls Park
- Lake Conestee Nature Park
- Paris Mountain State Park
- Wildcat Branch Falls
- Table Rock State Park
- Pleasant Ridge Park
- Pelham Mills Park



Lakes in the Upstate:

- Broadway Lake
- Lake Bowen
- Lake Greenwood
- Lake Harwell
- Lake Jocassee
- Lake Keowee
- Lake Marion
- Lake Murray
- Lake Rabon
- Lake Robinson
- Lake Russell



Facts about Greenville, SC



- Greenville is located in the northwestern corner of the state of South Carolina. Greenville and the surrounding areas, situated at the foothills of the Blue Ridge Mountains, are commonly referred to as the Upstate.
- Easily accessible from Interstate 85, 185, and 385 and U.S. Highways 25, 123, 29, 276
- Centrally located between Atlanta, Georgia and Charlotte, North Carolina and between Miami, Florida and New York.
- Demographics:

Population: 62,888

Median Age: 35.8 years

Number of Households: 27,607

Media Household Annual Income: \$39,846

Per Capita Annual Income: \$28,669

Median Home Value: \$194,883

(Source: 2015 ESRI Business Analyst)



Designed by TownMapsUSA.com

- Quality of Life:
 - Average annual temperature: 60 F
 - Average monthly rainfall: 6 inches
 - Average annual snowfall: Less than 5 inches
 - Average monthly maximum temperature: 63 F
 - Average monthly minimum temperature: 56 F
- School System: Greenville's public school system is the largest in the state, and includes 11 magnet academies for special study at the elementary, middle and high school levels.
- Over 10 colleges and universities are located in and within close proximity of Greenville
- Entertainment: Greenville is the cultural and entertainment center for the upstate, including an award winning downtown, a major performing arts center, a 17,000 seat area, a 340,000 sqft convention and exhibition center, nationally recognized museum collections, and 39 parks, playgrounds and recreation centers.



Pickle Ball Courts



- ♦ Sterling Community Center
- ♦ McPherson Park
- ♦ Pavilion Recreation Complex
- ♦ Victor Field & Gym
- ♦ Tryon Park
- ♦ Ray Hopkins Senior Center
- ♦ Fourth Presbyterian School
- ♦ Taylors Recreation Center
- ♦ Stillwater Community
- ♦ Keowee Key Fitness & Racquet Center
- ♦ Duncan Park
- ♦ Beech Springs Intermediate School
- ♦ Brutontown Community Center
- ♦ Mt Pleasant Community Center
- ♦ Pope Field Park
- ♦ Gower Park
- ♦ Anderson Sports Center
- ♦ Buncombe Street United Methodist Church
- ♦ Rock Springs Impact Center
- ♦ Williamston Mineral Springs Park
- ♦ Woodruff Leisure Center
- ♦ Inman Recreation Center
- ♦ Middle Tyger YMCA Family Center
- ♦ C.C. Woodson Recreation Center
- ♦ McMillan Park
- ♦ T W Edwards Rec Center
- ♦ Northside Park
- ♦ Va-Du-Mar McMillan Park
- ♦ Thomas Hannah YMCA
- ♦ Timmons Park
- ♦ Phillis Wheatley Community Center
- ♦ Clinton Family YMCA
- ♦ Caine Halter Family YMCA
- ♦ Eastside Family YMCA
- ♦ Central-Clemson Recreation Center
- ♦ South Cove Park
- ♦ Nettles Park
- ♦ Spindle Tree Racquet Club
- ♦ Southside Park
- ♦ Simpsonville Activity & Senior Center
- ♦ Greenwood County Parks & Rec
- ♦ Inman First Baptist Church
- ♦ Spartanburg Athletic Club
- ♦ Hurricane Springs Park





A Few Factoids About Upstate South Carolina



Upstate in General

1. There are more Revolutionary War Battlefields and skirmish sites in S.C., and especially in the upstate, than in any other state. Examples include Cowpens, King's Mountain, Brattonsville, Musgrove Mill and Cherokee Indian Town.

Anderson County

1. Anderson County was named for Revolutionary War leader, Robert Anderson.
2. On November 14, 1931, Amelia Earhart flew into Anderson airport in her Pitcairn PCA_2 Autogyro while on a nationwide tour promoting Beech-Nut products.
3. Anderson, the county seat, has been nicknamed "The Friendliest City in South Carolina"

Greenville County

1. Campbell's Covered Bridge, built in 1909, is the only covered bridge remaining in SC
2. Clayton "Peg Leg" Bates lost his leg in a cotton gin accident at the age of 12. He overcame this by becoming a famous tap dancer. His signature step was the "imitation American Jet Plane," in which he would jump in the air and land on his peg leg, with his other leg sticking straight out behind him. During his career, Bates performed on The Ed Sullivan Show approximately 58 times and performed for the King and Queen of England in 1936 and 1938. He retired from dancing in 1996, two years before he died.
3. During WW1, Greenville served as a training camp center for Army recruits. This led to the development of Donaldson Air Force Base, built during WW11. Donaldson served as a military base until the 1960s, when it was returned to the City of Greenville.

Laurens County

1. Laurens County was formed in 1785 and named after the third president of the Continental Congress: Henry Laurens.
2. The Battle of Musgrove Mill (1780) was the first time in the American Revolution that regular soldiers of Great Britain were defeated by the colonial militia.
3. The 17th president of the U.S., Andrew Jackson, worked as a tailor in Laurens during the 1820s

Spartanburg County

1. Housed in a 100-year-old freight depot, the Cowpens museum is a showplace for relics belonging to the crew of the USS Cowpens, a famous WW11 aircraft carrier.
2. The Spartanburg Downtown Memorial airport was the first airport in S.C., opening in October 1927.
3. Walnut Grove Plantation is a 1760s manor house and plantation that was the home of American Revolutionary War heroine, Kate Moore Barry. The site also contains one of the first schools in the area, the office of the county's first doctor, and numerous outbuildings. Furnishings portray living conditions in Spartanburg County prior to 1800.





Free Things to Do



Proximity of Cities below:

Asheville, NC : 63 Miles 1 Hour, 15 Minutes

Atlanta, GA: 145 Miles 2 Hours, 25 Minutes

Charleston, SC: 210 Miles 3 Hours, 20 Minutes

Charlotte, NC: 100 Miles 1 Hour, 30 Minutes

Columbia, SC: 103 Miles 1 Hour 20 Minutes



Greenville is also one of the Southeast's favorite tourist destinations, attracting more than 3.9 million visitors each year. Greenville's residents and visitors can enjoy a host of outdoor offerings, including 39 city parks, an expansive trail system and a year-round series of award-winning special events ranging from weekly outdoor concerts and events, to food and art festivals and national sporting competitions.

Cleveland Park:

Cleveland Park is the city's largest park and features tennis and volleyball courts, a softball field, playground areas, a fitness trail and both small-group and large-group picnic shelters. It is also the site of the Rock Quarry Garden, the Fernwood Nature Trail, the Vietnam Veterans Memorial and the Greenville Zoo.

Children's Fountain:

Located at RiverPlace, this railroad-themed splash fountain is a popular spot to cool off in the summer months. Hours of operation are 8 a.m. to 10 p.m. daily, from April 1 to October 31.

Downtowns Trolleys:

Downtown's red and blue open-air trolleys are wheelchair accessible and are equipped with bicycle racks. The free trolleys make a continuous loop from the West End to the Colonel Elias Earle Historic District, with approximately 20 stops along the route.

Falls Park on the Reedy:

Falls Park weaves through the heart of downtown and includes public gardens, scenic overlooks, nature trails, picnic areas and the Reedy River with its impressive series of falls. Here is where you will find the Liberty Bridge a pedestrian suspension bridge over the falls.

Greenville County Library:

There are lots of fun things to do at the library, including story time, reading clubs, puppet shows and music programs.

Historic Districts:

take a walk through history with this guide to Greenville's seven historic districts.



Free Things to Do Cont.

Mice on Main:

On the hunt for a fun, kid-friendly activity? See if you can find all 9 of the small bronze mice hidden along the 5 blocks of Main Street, between the Hyatt Regency and the Westin Poinsett hotels. Use the Mice on Main Hints for additional help on your scavenger hunt. Let the chase begin! (mineonmain.com)

Miniature Golf at McPherson Park:

Located off North Main on Park Avenue, features tennis courts, a playground and a 9-hole miniature golf course. Bring your own equipment or borrow ours.

Public Art Walking Tour:

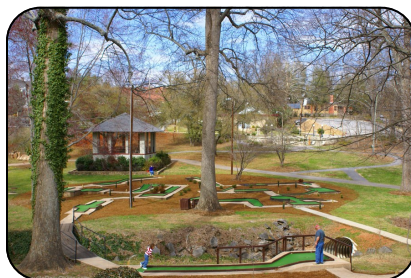
Take a walking or scenic drive tour through the city and discover a diverse collection of artwork. The tour can be viewed on a tablet or mobile device and includes a map of the city, photographs of the artwork and detailed descriptions.

Runway Park at the Greenville Downtown Airport:

Free and open to the public, this aviation-themed playground is located on the grounds of the Greenville Downtown Airport, 21 Airport Road Extension, Greenville. It's the perfect place to watch aviation in action, and children will love the aviation-themed playground!

Swamp Rabbit Trail:

This popular 22-mile trail is perfect for a run, a bike ride with the family or a walk with your dog. Amenities along the trail include picnic areas, water fountains and bicycle racks. An interactive map features useful trip planning information like parking and restroom locations and is accessible from all types of mobile device and operating systems



Senior Centers



1. Ray Hopkins Mauldin Senior Center

Address: 203 Corn Road Greenville, SC 29607

Phone: (864) 234-3488

Hours:

Sunday	Closed
Monday	8AM-4PM
Tuesday	8AM-4PM
Wednesday	8AM-4PM
Thursday	8AM-4PM
Friday	8AM-4PM
Saturday	Closed

2. Simpsonville Activity & Senior Centers

Address: 310 W Curtis Street Simpsonville, SC 29681

Phone: (864) 967-9533

Hours:

Sunday	Closed
Monday	8AM-6PM
Tuesday	8AM-6PM
Wednesday	8AM-6PM
Thursday	8AM-6 PM
Friday	8AM-6PM
Saturday	8AM-5PM

3. Senior Action

Address: 3715 E North St Suite K Greenville, SC 29615

Phone: (864)467-3660

Hours:

Sunday	Closed
Monday	8AM-5PM
Tuesday	8AM-8PM
Wednesday	8AM-5PM
Thursday	8AM-8PM
Friday	8AM-5PM
Saturday	Closed



Pickle Ball Courts



<https://greenvillerec.com/spots/pickleball/>

<https://www.upstatepickleball.com/calendar/>

Outdoor Courts

Sourthside Park—12 dedicated Courts

417 Baldwin Road Simpsonville, SC 29680

Northside Park—Currently closed for renovations

101 West Darby Road Greenville, SC 29609

Timmons Park

(864) 467-4355

121 Oxford Street Greenville, SC 29607

Indoor Courts

Phillis Wheatley Community Center

335 Greenacre Road Greenville, SC 29607

(864) 467-5940

Sterling Community Center

113 Minus Street Greenville, SC 29601

(864) 235-4026

The Pavilion

400 Scottswood Road Taylors, SC 29687

(864)322-7529

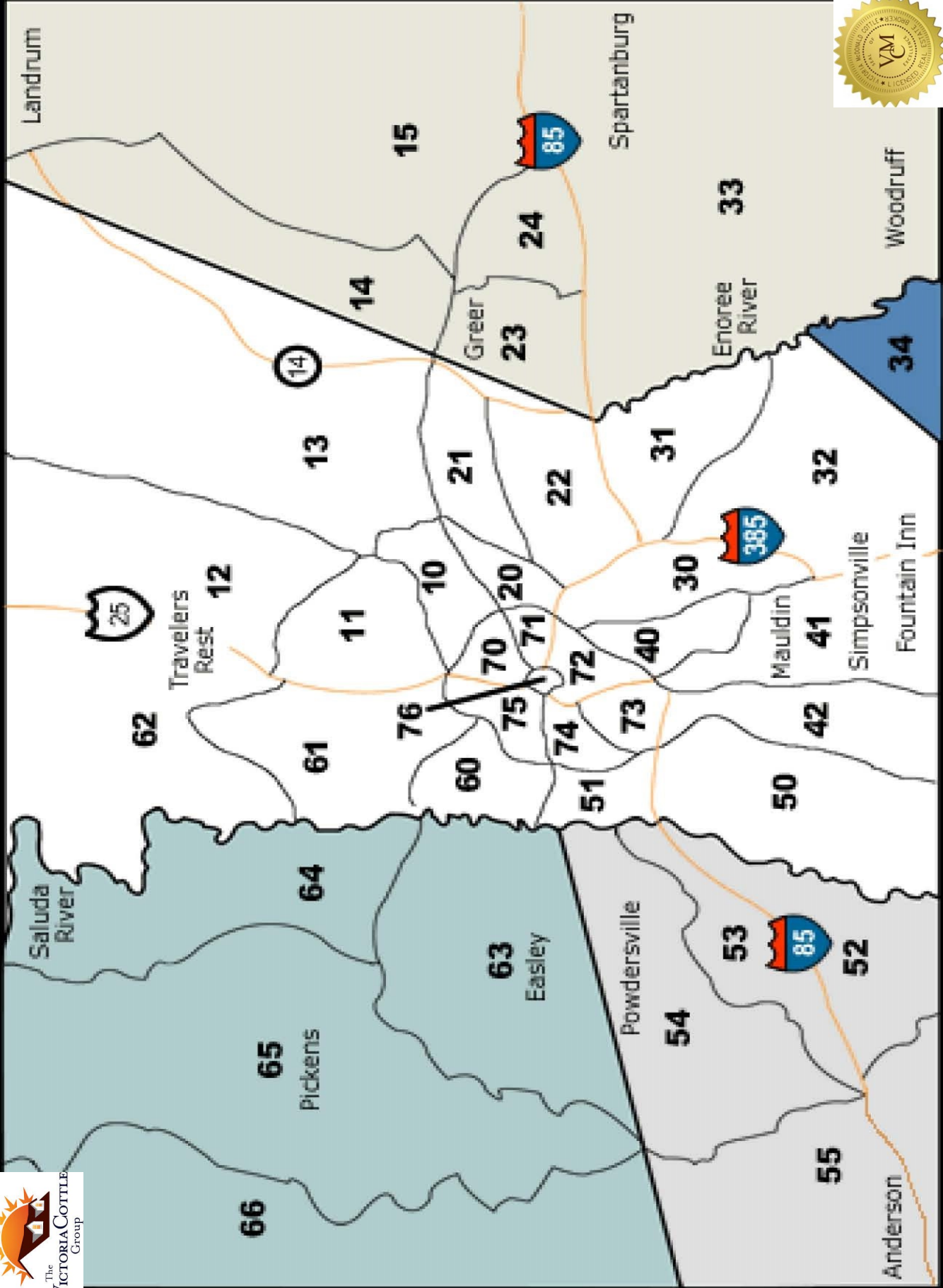


Description Codes for MLS



- | | |
|---------------------------------------|---------------------|
| 10 - NE GVL Taylors | 63- Easley Area |
| 11 - Paris Mountain | 64- Dacusville Area |
| 12 - Travelers Rest | 65- Pickens Area |
| 13 - Blue Ridge/Hwy 14 | 66- Six Mile Area |
| 14 - N-Greer/Campobello | 67- Oconee County |
| 15 - Landrum/Inman/Wellford | 70- Hwys 291/29 |
| 20 - East Side | 71- Hwys 291/29/385 |
| 21 - East Side | 72- Hwys 385/291/25 |
| 22 - East Side | 73- Hwys 25/85/29 |
| 23 - Greer | 74- Hwys 25/29/123 |
| 24 - Lyman/Duncan | 75- Hwys 123/25/276 |
| 30 - South East Area | 76- Downtown GVL |
| 31 - Woodruff Rd/I-85 | |
| 32 - Southern Greenville | |
| 33 - Spartanburg | |
| 34 - Laurens County | |
| 40 - 291/276/Mauldin | |
| 41- Simpsonville/Mauldin/Fountain Inn | |
| 42- Donaldson Area | |
| 50- Piedmont Area | |
| 51- SW Greenville (Welcome) | |
| 52 - Anderson/S I -85 | |
| 53- Powdersville | |
| 54- Powdersville | |
| 55- Anderson Area | |
| 60 - West Greenville | |
| 61- Berea Area | |
| 62 - Travelers Rest | |





Why Every Home Buyer Should Use A Real Estate Agent



- **Using a real estate agent usually doesn't cost the buyer.**

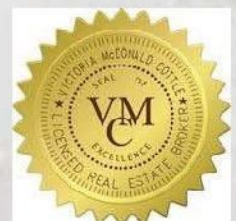
Your real estate agent's commission is typically paid by the seller. These commission fees are set when the seller contracts with the listing agent. This means as a buyer, you can use a real estate agent for representation at no cost to you!

- **Using a real estate agent saves money and avoids frustration.**

Victoria Cottle knows the ins and outs of purchasing a home. She will help you avoid costly mistakes when making an offer, getting a mortgage, and finding insurance. She also knows how to keep the process moving and make things happen—so you can get into your new home!

- **It's important to have your own agent, representing just you.**

Remember that it's important to make sure your agent is just representing you. Victoria Cottle will represent your best interests throughout the process of buying a home. Call her for more information about how she can help you buy a home in Greenville or Upstate South Carolina.



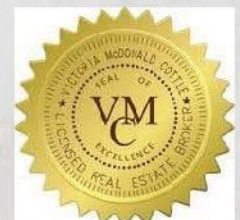
More Reasons On Why Every Home Buyer Should Use A Real Estate Agent



Why home buyers should never call a listing agent. So, you're driving through a neighborhood and you see a "for sale" sign. The house looks nice from the outside, and you're in the market for a home . . . so you call the number on the sign, right? Actually, if you call the phone number on the "for sale" sign, you are making a big mistake.

•**Never call the phone number on a "for sale" sign!** When you call that number, guess who answers the phone? The listing agent answers. Now you are talking to the real estate agent who represents the seller. His job is to sell the house as soon as possible, for the highest price possible.

•**Dealing directly with a listing agent could cost you thousands!** If you deal with the listing agent, you may reveal information that ultimately costs you thousands of dollars. What happens if you fall in love with that house and the listing agent knows you will purchase the house at any price? The listing agent is contractually required to get as much money as possible for the seller. Remember, everything you say can and will be used against you in negotiations.

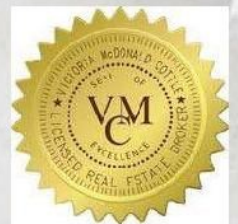




So, Who Should I Call If I Don't Call The Listing Agent?

Call Victoria Cottle and ask her to represent you.

Instead of calling the listing agent, call Victoria Cottle, and ask her to represent you. She will work for you, not the sellers. Her job is to make sure that you get the best home for your needs, at the best price. The best part is that using Victoria Cottle as your buyer's agent usually doesn't cost you anything.

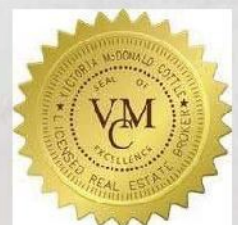


A House Is A Home

My Principles



- ❖ I welcome you and want to do business with you.
- ❖ I will base my decision and opinions of you on who you are, not on any preconceived stereotypes or ingrained value judgments.
- ❖ I subscribe to the federal Fair Housing Act and its principles.
- ❖ I embrace and celebrate the strength that diversity brings to our communities and our nation.
- ❖ I will help you find opportunities to buy the home you choose.
- ❖ I will market home ownership to the public and reach out to people who may not know that home ownership is a realistic option.
- ❖ I will make sure you know there is a full range of housing choices available to you and encourage you to consider all communities and neighborhoods.
- ❖ I will make every effort to maintain open two-way communication. If we do not share a common language, I will work with you to find someone who can interpret.
- ❖ I have incorporated these principles in my daily operations and my overall business plan. I would be proud to share the plan with you.
- ❖ I am here to help you meet your real estate needs because you are the reason I am in business.
- ❖ Please let me know about any cultural or special needs that you have so that our business relationship will be comfortable and successful.



My Promise To You



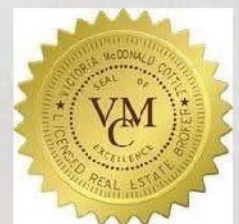
- I will answer your phone calls and e-mails in a timely manner.
- I will work hard to meet your real estate needs.
- I will pay attention to the details of your real estate transaction.
- I will advocate for you, my clients.
- I will represent your best interests.
- I will provide the best real estate service possible.

For Home Buyers

- I promise to help you determine your home needs.
- I promise to help you find the best home to fit your needs.
- I promise to represent your best interests.
- I promise to be your full-service real estate agent.

For Home Sellers

- I promise honest information about selling your home in today's market.
- I promise to represent your best interests.
- I promise to quickly list and market your home.
- I promise to contact you weekly about the status of your home.
- I promise to send bi-weekly marketing reports detailing the status of our marketing efforts.
- I promise to track down feedback after each home showing.



The 10 Commandments Of A Home Buyer



These 10 Commandments home buyers must follow may seem like common sense to many. Buyers, however, can sometimes forget with all the excitement surrounding the buying of their new home. In the past couple of weeks, I have heard of two separate buyers who saw their home loan turned down, and their dream shattered, a few days before closing because they had bought furniture for their new home before it actually became their home. Both of them now have beautiful furniture with no home to put them in.

- 1. Thou shalt not** change jobs, become self-employed or quit your job.
- 2. Thou shalt not** buy a car, truck or van (or you may be living in it)!
- 3. Thou shalt not** use credit cards excessively or let your accounts fall behind.
- 4. Thou shalt not** spend money you have set aside for closing.
- 5. Thou shalt not** omit debts or liabilities from your loan application.



The 10 Commandments Of A Home Buyer (cont'd)



- 6. Thou shalt not buy furniture.**
- 7. Thou shalt not originate any inquiries into your credit.**
- 8. Thou shalt not make large deposits without first checking with your loan officer.**
- 9. Thou shalt not change bank accounts.**
- 10. Thou shalt not co-sign a loan for anyone.**

If you are in the process of buying a home, remember that your credit must not change or be affected in any way until you actually sign the paperwork and get possession of your new home. Lenders will not only look into your credit when you first get pre-approved, they will check it again (and sometimes again and again) before they let you sign the mortgage. If you want to buy new furniture for your home or change jobs, just be patient. There will always be time to do it **after the closing**.



How do Homes Qualify as ENERGY STAR?

Homes that earn the ENERGY STAR are significantly more efficient than standard homes.¹ ENERGY STAR home builders achieve this high efficiency for you by selecting from a variety of features:

Effective Insulation

Properly installed and inspected insulation in floors, walls, and attics ensures even temperatures throughout the house, reduced energy use by 20-30%, and increased comfort.

High-Performance Windows

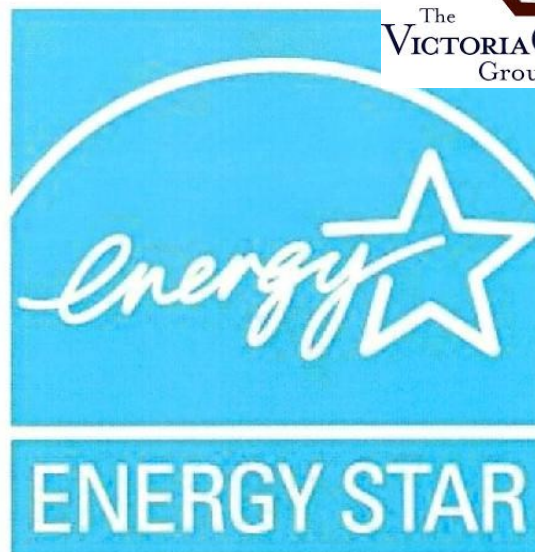
Energy-efficient windows employ advanced technologies, such as protective coatings and improved frames, to help keep heat in during winter and out during summer. These windows also block damaging ultra-violet sunlight that can discolor carpets and furnishings.

Tight Construction and Ducts

Sealing holes and cracks in the home's "envelope" and in heating and cooling duct systems helps reduce drafts, moisture, dust, pollen, and noise. A tightly sealed home improves comfort and indoor air quality while reducing utility and maintenance costs.

Efficient Heating and Cooling Equipment

In addition to using less energy to operate, energy-efficient heating and cooling systems can be quieter, reduce indoor humidity, and improve the overall comfort of the home. When properly installed into a tightly sealed home, this equipment won't have to work hard to heat and cool the home.



Efficient Products

ENERGY STAR qualified homes may also be equipped with ENERGY STAR qualified products — lighting fixtures, compact fluorescent bulbs, ventilation fans, and appliances, such as refrigerators, dishwashers, and washing machines.

Third-Party Verification

With the help of independent Home Energy Raters, ENERGY STAR builder partners choose the most appropriate energy-saving features for their homes. Additionally, raters conduct onsite testing and inspections to verify the energy efficiency measures, as well as insulation, air tightness, and duct sealing details.

For More Information, visit
www.energystar.gov

¹ Homes that earn the ENERGY STAR must be at least 30 percent more efficient than the national Model Energy Code for homes or 15 percent more efficient than the state energy code, whichever is more rigorous.



The USA Real Estate Market At A Glance



Let's take a quick look at the real estate market as it stands today.

The real estate market is changing because of increasing cultural interaction among nations, regions, communities, and neighborhoods. Evolutions in technology, communications, open-market economics, and social migrations are making our country increasingly diverse and heterogeneous.

Diverse homebuyers have historically played a crucial role in the housing market. Currently, Millennials and Generation X make up the largest share of homebuyers—61% in the United States. Notably, Millennials are the most highly educated and Gen X is “the most racially and ethnically diverse population of home

buyers, with 24% identifying they are a race other than White/Caucasian.”

This trend will become even more profound over the next several years and is expected to continue as aging Baby Boomers sell their homes and the diverse consumer comes of age. Gen Z will also start emerging as a greater proportion of home buyers and sellers.

Multicultural consumers are growing rapidly, and each segment represents billions of dollars in spending power in the United States. Increasingly, companies are competing for these markets, especially at a time when the traditional white, non-

Hispanic population growth has slowed and multicultural home buyers play an increasingly important role in housing.

The Fair Housing Act of the United States



In passing the Fair Housing Act in 1968, Congress established a national policy to provide for fair housing throughout the United States. This act and other federal fair housing laws prohibit discrimination in the housing market.

Protected Classes

The Fair Housing Act (FHA)—as amended in 1974, 1988, and 1995—declares a national policy of fair housing throughout the United States.

The law makes illegal any discrimination in the sale, lease, advertising,

financing or availability of housing based on the following:

Race

Religion

Color

Sex

Disability

Familial status

National origin

NOTE: To date, the Fair Housing Act “does not specifically include sexual

orientation and gender identity as prohibited bases. However, discrimination against an LGBTQ+ person may be covered by the Fair Housing Act if it is based on non-conformity with gender stereotypes.” Check state and local laws to determine if the LGBTQ+ community is a protected class in your market.

When We Go Looking.....



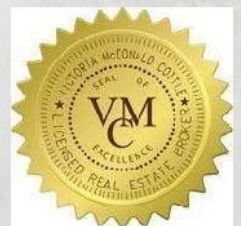
***'SMILE'
YOU'RE ON
CANDID CAMERA!***



Some homeowners do have video surveillance cameras inside their homes.

It may be best to wait until you step outside, or even inside of the car, to discuss the home.

Anything you say that is caught on camera may be used against you in negotiations!



Electricity

Duke Energy	1-800-777-9898
Laurens Electric Co-op	1-800-942-3141
S.C. Electric and Gas	1-800-251-7234
For Downed/Sparking Power Lines	1-888-333-4465
For Gas Leaks	1-800-815-0083
Blue Ridge Electric	1-800-240-3400
Easley Combined Utilities	1-864-859-4013



Gas

Fort Hill Natural Gas	864-859-6375
Emergency Number	1-800-573-5556
Piedmont Natural Gas Company (Emergency Number)	1-800-752-7504
Sales/Business Number	1-800-752-7504
Fountain Inn Natural Gas	864-862-0042
Greer CPW	864-848-5500



Water

Blue Ridge Rural Water.....	864-895-1719
Toll Free	1-888-664-1419
Greenville Water System	864-241-6000
Laurens County Water District	864-682-3250
Toll Free	1-800-358-3445
Powdersville Water District	864-269-5440
Spartanburg Water	864-582-6375
Emergency Number	864-585-8296
Slater Water/Sewer District	864-836-5694
Greer CPW Water	864-848-5500
Easley Combined Utilities	864-859-4013



Phone Numbers for Phone, Internet & TV Companies



Phone Companies:

Charter Services 1-888-438-2427
Verizon Wireless 1-800-526-3178
ATT U-VERSE Voice 1-800-288-2020

Internet Companies:

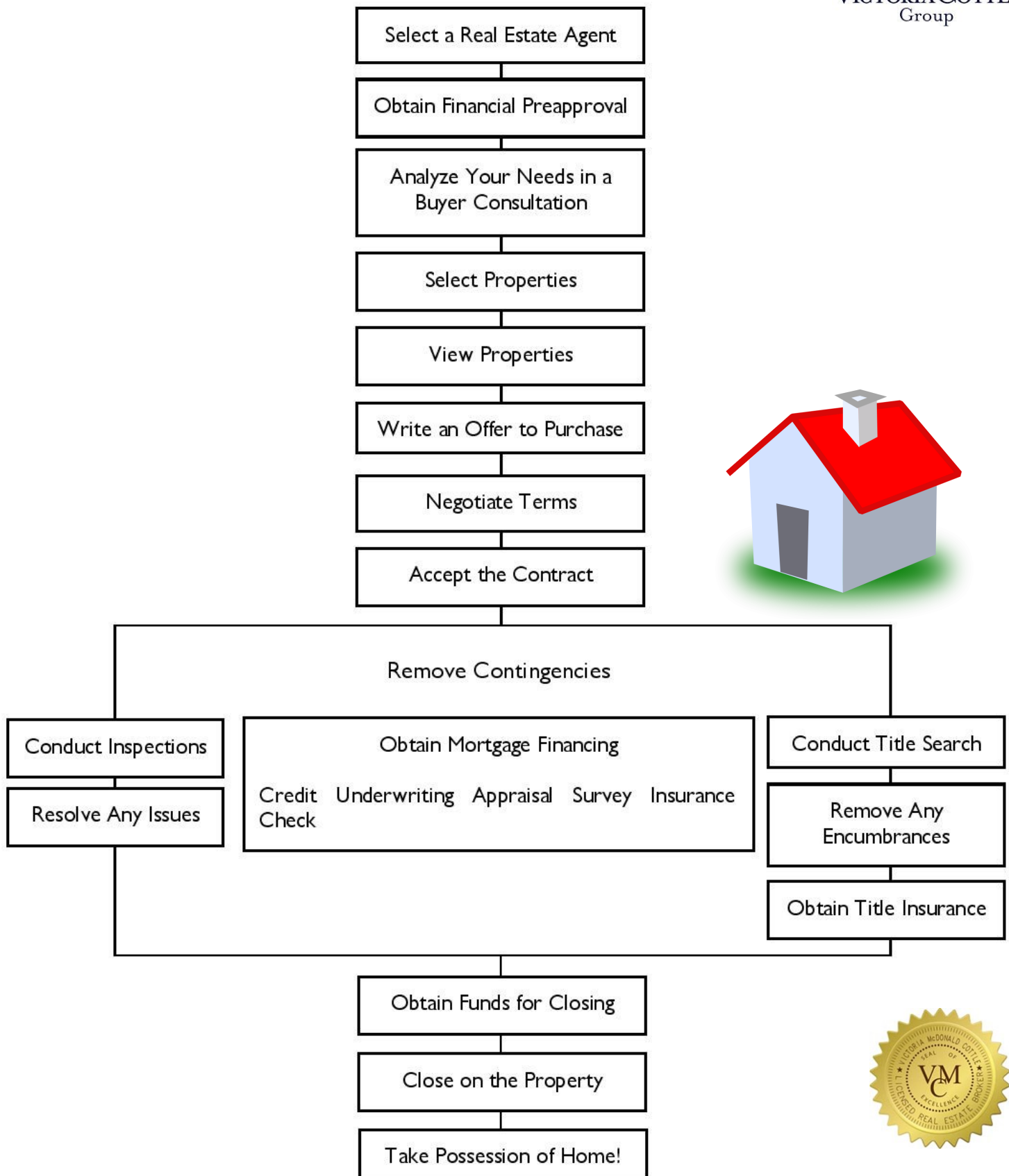
Charter Services 1-888-438-2427
ATT U-VERSE Internet 1-800-288-2020

TV Companies:

Charter Services 1-888-438-2427
ATT U-VERSE TV 1-800-288-2020
Dish Network 1-800-333-DISH
Direct TV 1-855-567-1663



The Home Purchasing Process



What Will The Lenders (Banks) Want From Me?

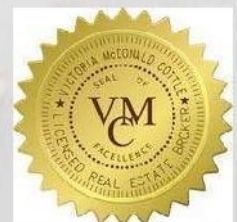


I have found over the years that having a checklist of sorts is a great idea to “check off” everything you’ll need to provide to your lender/bank.

I encourage you to use the following checklist so you’ll be able to provide everything you need!

Personal Information Needed

- W-2 forms and tax returns for the past two years
- 1099's
- Social Security number(s) of all applicants
- Current housing expense details (rent, mortgage payments, taxes, insurance)
- Age of applicant(s) and dependent(s)
- Previous address(es) over the last two years
- Name and address of landlord(s) or lender(s) for the past two years and proof of payment
- Address and telephone numbers of each borrower
- Pay stubs for the past 30 days
- Any gift money – Name of donor o include
- Retirement Funds – the bank will need retirement fund statement for recent 60 days, then will need proof of liquidation
- Divorce alimony give or receive – divorcement decree or court order
- Child Support - divorcement decree or court order
- Social Security letters in addition to 1099's
- Valid Identifications & Green Cards (if applicable)



What Will The Lenders (Banks) Want From Me? (cont'd)



Initial Documents Needed (for your mortgage company or lender)

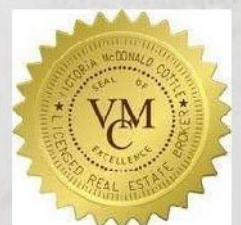
- Bank Statements (all pages, most recent plus past 30 days)
- Pay Check Stubs (most recent plus past 30 days)
- Employment Verification, plus name and number of contact person with employer
- Any detailed information you want to give regarding your Credit Report

Updates

Updates on the documents listed above will be needed about 30 days before your scheduled home closing

Homeowner Insurance

This will be needed to cover any losses from damage to your home.



AS OF Thursday 8/20/2009 5:04 PM FHA Appraisal Requirements



Below is a list of the FHA appraisal requirements. I hope you find this helpful for your home buyers obtaining an FHA mortgage. This does not include everything, but does include what seems to be the most common problems. I hope that this may help to reduce the number of re-inspections thereby reducing overall fees to the customer.

1. **Roof:** Must have a minimum of 2 years remaining life. If the roof looks okay, the appraiser will assume it's serviceable and okay. However, if there are torn shingles or any obvious problems, i.e. apparent leaks, etc., the appraiser will call for an inspection.
2. **Electrical:** Exposed/naked wires are an obvious hazard and must be properly covered. Covered means switch plate covers, outlet covers, no naked wires hanging out of walls, electrical wire caps for splices must be contained in a junction box, etc.
3. No obvious signs of **rotten wood**, no obvious signs of **wood-boring insects** or other **infestation**, all **exterior wood** must have an all-weather covering (paint, siding, etc.).
4. **Crawlspace:** No standing water or excessive moisture, no debris since this invites infestation. Recommended minimum height of crawlspace is 18 inches.
5. All **utilities** must be on.
6. **Plumbing:** All fixtures should be present and functional. No leaks should be observed. Must have Hot Water.
7. **HVAC** must be functional.
8. Cooking source is required, i.e. **Stove**.
9. **Windows** must open. (On older houses, windows often get painted shut)
10. **Carpets/Flooring/Walls** should be in average condition overall with no major repairs needed.



HOME INSPECTIONS

WHY YOU SHOULD OBTAIN ONE

As a prospective home buyer, are you sophisticated in identifying problem areas in your potential new home? Most of us are not knowledgeable in identifying potential problem areas. You are in the process of making a very large investment, maybe the largest investment you'll ever make. For just a small investment now you may save substantial money in the future. Can you afford to not have a professional home inspector survey the premises for the integrity of the internal and external components of the dwelling? Here are a few areas that home inspectors look at:

Structural: Many home inspection organizations have set standards on certain areas of the home that the home inspector looks at to determine the integrity of the essential internal and external structural components. Home inspectors are not structural engineers but can identify visual defects in the areas requiring immediate repairs.

Electrical: Do the outlets all work? Does the house use fuses or is there a breaker box? Are there any visible signs of fraying on the wiring?

Plumbing: Are there any leaks or annoying drips? Are all the mechanical systems and fixtures working properly?

Built-in Appliances: Are they functioning properly?

Safety Hazards: Home Inspections are not environmental specialists, but they can identify many safety hazards or dangerous conditions.

Miscellaneous: Other items may not be included in a standard home inspection. Some of these may be: septic systems, roofs, draining problems, wood decks, patios or other exterior structures. Be sure and verify which, if any, of these items are included in your home inspection.

Normally Not Included: Termite, geological or land subsidence surveys and environmental or pollution inspections which should be completed separately for your own protection.

Home inspectors provide a unique customer service in identifying existing problems, should there be any, and assisting in promoting and facilitating communication with the home seller. There are many home inspection companies to choose from. Attached is a list of a few in this area that you may want to contact.

WE RECOMMEND YOU ALWAYS OBTAIN A GENERAL HOME INSPECTION AS WELL AS SURVEYS AND INSPECTIONS IN SPECIALIZED AREAS BEYOND THE SCOPE OF THE GENERAL HOME INSPECTION.

Please acknowledge our recommendation for you to obtain an independent home inspection.

Signature (s) _____

Date: _____

Signature (s) _____

Date: _____

Please check one:

Accepting the right of a Home Inspection _____

Rejecting the right to a Home Inspection _____

Revised 1/03





For Your Protection: Get a Home Inspection

Name of Buyer _____

Property Address _____

What the FHA Does for Buyers... and What We Don't Do

What we do: FHA helps people become homeowners by insuring mortgages for lenders. This allows lenders to offer mortgages to first-time buyers and others who may not qualify for conventional loans. Because the FHA insures the loan for the lender, the buyer pays only a very low down-payment.

What we don't do: FHA does not guarantee the value or condition of your potential new home. If you find problems with your new home after closing, we can not give or lend you money for repairs, and we can not buy the home back from you.

That's why it's so important for you, the buyer, to get an independent home inspection. Ask a qualified home inspector to inspect your potential new home and give you the information you need to make a wise decision.

Appraisals and Home Inspections are Different

As part of our job insuring the loan, we require that the lender conduct an FHA appraisal. An appraisal is different from a home inspection. Appraisals are for lenders; home inspections are for buyers. The lender does an appraisal for three reasons:

- to estimate the value of a house
- to make sure that the house meets FHA minimum property standards
- to make sure that the house is marketable

Appraisals are not home inspections.

Why a Buyer Needs a Home Inspection

A home inspection gives the buyer more detailed information than an appraisal—information you need to make a wise decision. In a home inspection, a qualified inspector takes an in-depth, unbiased look at your potential new home to:

- evaluate the physical condition: structure, construction, and mechanical systems
- identify items that need to be repaired or replaced
- estimate the remaining useful life of the major systems, equipment, structure, and finishes

What Goes into a Home Inspection

A home inspection gives the buyer an impartial, physical evaluation of the overall condition of the home and items that need to be repaired or replaced. The inspection gives a detailed report on the condition of the structural components, exterior, roofing, plumbing, electrical, heating, insulation and ventilation, air conditioning, and interiors.

Be an Informed Buyer

It is your responsibility to be an informed buyer. Be sure that what you buy is satisfactory in every respect. You have the right to carefully examine your potential new home with a qualified home inspector. You may arrange to do so before signing your contract, or may do so after signing the contract as long as your contract states that the sale of the home depends on the inspection.

I understand the importance of getting an independent home inspection. I have thought about this before I signed a contract with the seller for a home.

X _____ X _____

Signature & Date

Signature & Date



Stucco Inspection & Repair

Stucco Inspections: The inspection division employs industry recognized and certified inspectors. The division uses the latest moisture detection technology to detect moisture behind the cladding system. If moisture is detected, it is measured and the source of water intrusion is identified. The following is used to define moisture levels and the course of actions

- 0 to 19% moisture – Level low
- 20 to 27% moisture – Level medium
- 28% and above moisture – Level high

The actual results and the written report are mailed to you within 3 business days. You will find that our reports are easy to read and follow, with a summary of the findings and the course of actions you should take in the order of priority.

Stucco Repair: The construction division employs individuals with an average of 15 years experience in stucco related profession. All of our staff has a commercial construction / installation background for stucco cladding systems. We perform repairs based on local state protocols and EMA specified standards. Our prices are guaranteed to be the lowest in your local area. If you get a lower written estimate from an EIMA certified construction company, we will gladly match it.

Stucco Moisture Guarantee: Stucco Inspection & Repair Inc invented the first stucco guarantee in 1998. The guarantee covers all damages to the framing of your house or business caused by moisture intrusion through the stucco cladding system. The guarantee can be renewed and or transferred as long as you own your home. We guarantee houses that have been inspected and repaired by Stucco Inspection & Repair.

Be aware of useless Warranties: Since 1998 other companies have followed our lead and established their own Stucco Guarantee Companies, but be careful when choosing one. Some guarantees cost thousands of dollars for renewal each year with minimum coverage. For example, there is a company offering a Warranty that costs up to \$2,695 per year and only covers a maximum single claim of \$250 though they advertise \$10,000 coverage.

Stucco Seminars: Stucco Inspection & Repair Inc provides complimentary seminars through out the United States. The seminars are given to Real Estate agents at their offices. Seminars are also available to homeowners with a minimum of 10 attendees. By attending this seminar you will learn:

- The difference between Hard coat vs. EIFS cladding systems.
- How a stucco cladding system is put together.
- Why EIFS or Hard coat is the best to use
- A detail description of SIR services / pricing

Inspection Services: Prices are the same for EIFS or Hard Coat Stucco Cladding Homes.

- One sided Stucco Home: \$295.00
- Two sided Stucco Home: \$395.00
- Three sided Stucco Home: \$450.00
- Four sided Stucco Home: \$495.00
- Homes larger than 6500sf.: \$595.00
- Homes larger than 10,000sf.: \$695.00

All of our inspectors are trained by AWCL.

Services we provide:

- Stucco Inspection
- Stucco Repair
- Stucco Moisture Guarantee
- Interior/Exterior Painting

Stucco Inspection & Repair
3586 Old Milton Pkwy
Alpharetta, GA 30005

Phone: (770) 232-9062
1-866-SIR-BOND
Fax: (770) 740-1699

www.stuccobond.com



Protect Your Family from Lead in Your Home



Are You Planning to Buy or Rent a Home Built Before 1978? Did you know that many homes built before 1978 have lead-based paint? Lead from paint, chips, and dust can pose serious health hazards.

Before renting or buying a pre-1978 home or apartment, federal law requires:

- Sellers must disclose known information on lead-based paint or lead-based paint hazards before selling a house.
- Real estate sales contracts must include a specific warning statement about lead-based paint. Buyers have up to 10 days to check for lead.
- Landlords must disclose known information on lead-based paint and lead-based paint hazards before leases take effect. Leases must include a specific warning statement about lead-based paint.

You can get your home tested for lead in several different ways. A lead-based paint inspection tells you if your home has lead-based paint and where it is located. It won't tell you whether your home currently has lead hazards. A trained and certified testing professional, called a lead-based paint inspector, will conduct a paint inspection using methods, such as:

- Portable x-ray fluorescence (XRF) machine
- Lab tests of paint samples

A risk assessment tells you if your home currently has any lead hazards from lead in paint, dust, or soil. It also tells you what actions to take to address any hazards. A trained and certified testing professional, called a risk assessor, will:

- Sample paint that is deteriorated on doors, windows, floors, stairs, and walls.
- Sample dust near painted surfaces and sample bare soil in the yard.
- Get lab tests of paint, dust, and soil samples

A combination inspection and risk assessment tells you if your home has any lead-based paint and if your home has any lead hazards, and where both are located.

There are state and federal programs in place to ensure that testing is done safely, reliably, and effectively. Contact your state or local agency for more information, visit epa.gov/lead, or call **1-800-424-LEAD(5323)** for a list of contacts in your area.

Simple Steps to Protect Your Family from Lead Hazard:

- Don't try to remove lead-based paint yourself.
- Always keep painted surfaces in good condition to minimize deterioration.
- Get your home checked for lead hazards. Find a certified inspector or risk assessor at epa.gov/lead.
- Talk to your landlord about fixing surfaces with peeling or chipping paint.
- Regularly clean floors, window sills, and other surfaces.
- Take precautions to avoid exposure to lead dust when remodeling.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe certified renovation firms.
- Before buying, renting, or renovating your home, have it checked for lead-based paint.
- Consult your health care provider about testing your children for lead. Your pediatrician can check for lead with a simple blood test.
- Wash children's hands, bottles, pacifiers, and toys often.
- Make sure children avoid fatty (or high fat) foods and eat nutritious meals high in iron and calcium.
- Remove shoes or wipe soil off shoes before entering your home.

Deteriorating lead-based paint (peeling, chipping, chalking, cracking, or damaged paint) is a hazard and needs immediate attention. Lead-based paint may also be a hazard when found on surfaces that children can chew or that get a lot of wear and tear, such as:

- On windows and window sills
- Doors and door frames
- Stairs, railings, banisters, and porches

If you hire a contractor to conduct renovation, repair, or painting (RRP) projects in your pre-1978 home or childcare facility (such as pre-school and kindergarten), your contractor must:

- Be a Lead-Safe Certified firm approved by EPA or an EPA-authorized state program.
- Use qualified trained individuals (Lead-Safe Certified renovators) who follow specific lead-safe work practices to prevent lead contamination.
- Provide a copy of EPA's lead hazard information document, The Lead-Safe Certified Guide to Renovate Right.

RRP contractors working in pre-1978 homes and childcare facilities must follow lead-safe work practices that:

Contain the work area. The area must be contained so that dust and debris do not escape from the work area. Warning signs must be put up, and plastic or other impermeable material and tape must be used.

Avoid renovation methods that generate large amounts of lead-contaminated dust. Some methods generate so much lead- contaminated dust that their use is prohibited.

Clean up thoroughly. The work area should be cleaned up daily. When all the work is done, the area must be cleaned up using special cleaning methods.

Dispose of waste properly. Collect and seal waste in a heavy duty bag or sheeting. When transported, ensure that waste is contained to prevent release of dust and debris.

To learn more about EPA's requirements for RRP projects visit epa.gov/getleadsafe, or read The Lead-Safe Certified Guide to Renovate Right.

Learn how to protect children from lead poisoning and get other information about lead hazards on the Web at epa.gov/lead and hud.gov/lead, or call **1-800-424-LEAD (5323)**.



Interpreting Your Radon Test Results



Your radon results are reported in picoCurles per liter of air (pCI/L). If your radon results is 4 pCI/L or higher, the Environmental Protection Agency (EPA) recommends that you make corrections to the home to lower the radon level.

The average indoor radon level is estimated to be about 1.3 pCI/L; roughly 0.4 pCI/L of radon is normally found in the outside air. The U.S. Congress has set a long-term goal that indoor radon levels be no more than outdoor levels.

While this goal is not yet technologically achievable for all homes, radon levels in many homes can be reduced to 2 pCI/L or below through remediation.

The EPA believes that any radon exposure carries some risk; no level of radon is safe. Even radon levels below 4 pCI/L pose some risk. You can reduce your risk of lung cancer by lowering your radon level.

As with other environmental pollutants, there is some uncertainty about the magnitude of radon health risks. However, we know more about radon risks than more other cancer-causing substances. This is because estimates of radon risks are based on data from human studies (underground miners). Additional studies on more typical populations are under way.

Your radon measurements will give you an idea of your risk of developing lung cancer from radon. Your chances of developing lung cancer from radon depend mostly on:

- Your home's radon level
- The amount of time you spend in your home
- Whether you are a smoker or have ever smoked

(This information was compiled from the EPA's website on Radon Gas)

For further information you can go to www.epa.gov/radon



Facts About Mold, A Growing Concern

Mold sampling has become a standard practice during a home inspection. You should not buy a home with mold, sell a home with mold or live in a home with mold. A mold inspection is your first line of defense. To find out if mold is a problem in your home, you MUST have a mold inspection conducted by your inspector.

Visual Inspection: A visual inspection is the initial step in identifying possible contamination problems. It will identify any visible water leaks or moisture stains on ceilings, walls, floors or under counters. The air conditioning and heating systems, the attic and crawl spaces under homes will receive a visual inspection as well. The use of equipment such as a boroscope to view spaces in ductwork or behind walls, and moisture meters are used to help identify hidden sources of mold growth and the extent of water damage. By combining a visual inspection with air, tape or swab sampling, the inspector can identify the hidden source of mold, allergens and indoor pollutants and the extent of any acute or chronic water or moisture damage.

Air Sampling: The purpose of air sampling is to determine the type and amount of airborne contamination in a building. Air sampling may be necessary if the presence of mold allergens of toxins is suspected, but cannot be identified by a visual inspection. When air sampling is performed, both the indoor air and the outdoor air are sampled so the results can be compared to see if a problem exists. Typically the indoor air sample is taken while the heating and or air conditioning unit is operating.

Tape/Swab Sampling: These samples are usually collected from visible moldy surfaces by wiping the area with a sterile swab. This type of sampling is used to identify specific types of mold.

Recommendations: Once the home has had a visual inspection and the mold circumstance evaluated, action can be planned to clean it up and prevent future contamination. Based upon site evaluation and sampling lab analysis results, your inspector can provide a detailed written report that can be used for disclosure and references. In all situations, if mold exists, the underlying cause of the water damage must be corrected.

National media attention has alerted the public to the destructive and possibly toxic dangers of hidden mold spores that could affect their family's health and their homes. EPA studies indicate that the air levels of indoor pollutants may be 2 or 3 times higher than outdoor levels. Mold, the most dangerous offender of all, often goes undetected because of its invisibility. Most people spend as much as 90% of their time indoors and are not aware of the health hazards created by this pollutant. You owe it to yourself to minimize your exposure to mold spores in the indoor environment, **test for mold today!**

There are several ways you can become exposed to mold.

- Breathing in the spores from the air, skin contact
- Eating without properly washing hands after handling moldy objects

Mold has the potential to cause health problems and even make a home uninhabitable. However, everyone is affected differently when in contact with mold. The mold may not bother the seller but may severely affect the buyer. Some mold can produce allergens, irritant and in some cases, potentially toxic chemical substances known as mycotoxins. People who are sensitive and exposed to mycotoxins can become ill. Allergic reactions to mold as common. They can be immediate or delayed. People diagnosed with allergies and asthma may be sensitive to mold. Mold can cause asthma attacks. Others at risk may include infants, children, the elderly, immune compromised patients, pregnant woman and individuals with existing respiratory conditions.

Mold can be found in several areas in the home. It appears most often in moist areas as little black circles or thread-like white objects. It is usually accompanied with a musty-type odor. Mold begins to grow indoors when mold spores land on surfaces that are wet or damp. Mold will not grow without water or moisture. Therefore, it is important to dry water-damaged areas and items within 24-48 hours to prevent growth. Some examples of places where mold can be found inside the home include:

- Basements, kitchens, underside of carpet and pads
- Ceilings, inside HVAC systems
- Clothing, food

It is impossible to completely eliminate mold and mold spores indoors. Mold will always be found floating in the air and in house dust. Indoor mold growth can be prevented by controlling water and moisture indoors. The following may prevent or reduce indoor mold growth:

- Repair any water leaks
- Provide good air circulation
- HVAC systems should have good electrostatic filter on the return
- Use bathroom and kitchen exhaust fans
- Insulate and ventilate attic and crawl space areas
- Clean, dry or remove items that are damaged by water immediately.

Real Estate Deals DO NOT Need to be Broken

If the home you are thinking about purchasing has mold, **DO NOT PANIC.** You can remove unusual mold levels from the home and bring it back to the original condition.

NOTE: If there is mold growth in your home, you must clean up the mold and fix the water problem or the mold will grow back. If the contaminated area involved is very large, you may wish to consider hiring a professional. Check with your realtor or a home inspector for a qualified company or call:



Additional Resources

Got Mold? FAQ About Mold

www.doh.wa.gov/ehp/ts/faq/got_mold.html

Mold Allergy

www.aafa.org/display.cfm?id=8&sub=16&cont=58

US Environmental Protection Agency

<http://www.epa.gov/mold/moldguide.html>



School Information



*Schools are subject to change & should be verified with the Greenville County School Board due to the possibility of redistricting

S.C. Governor's School for the Arts & Humanities

Address—15 University Street Greenville, SC 29601

Phone— (864) 282-3757

Facebook.com/SCGSAH

Twitter.com/#!/SCGSAH

S.C. School of the Deaf & Blind

Address—355 Cedar Springs Road Spartanburg, SC 29302

Phone—(864) 585-7711

Facebook.com/scsdb

www.scsdb.org

Greenville County School District Office

Address -301 E. Camperdown Way Greenville, SC 29602

Phone - (864) 355-3100

Facebook.com/gcschools

Twitter.comgcschools



Anderson County

District 1—(864) 847-7344

District 2—(864) 369-7364

District 3—(864)348-6196

District 4—(864) 403-2000

District 5—(864) 260-5000





School Information Cont.



*Schools are subject to change & should be verified with the Greenville County School Board due to the possibility of redistricting

Laurens County

Laurens District 55— (864) 984-3568

Laurens District 56—(864) 833-0800

Pickens County—(864) 855-8150

Spartanburg County

District 1—(864) 472-2846

District 2—(864) 578-0128

District 3—(864) 279-6000

District 4—(864) 476-3186

District 5—(864) 949-2350

District 6—(864) 576-4212

District 7—(864) 594-4400

Greenwood County

District 50— (864) 941-5400

District 51—(864) 456- 7496

District 52— (864) 543-3100

Newberry County

Newberry County School District





Figure school for Greenville County



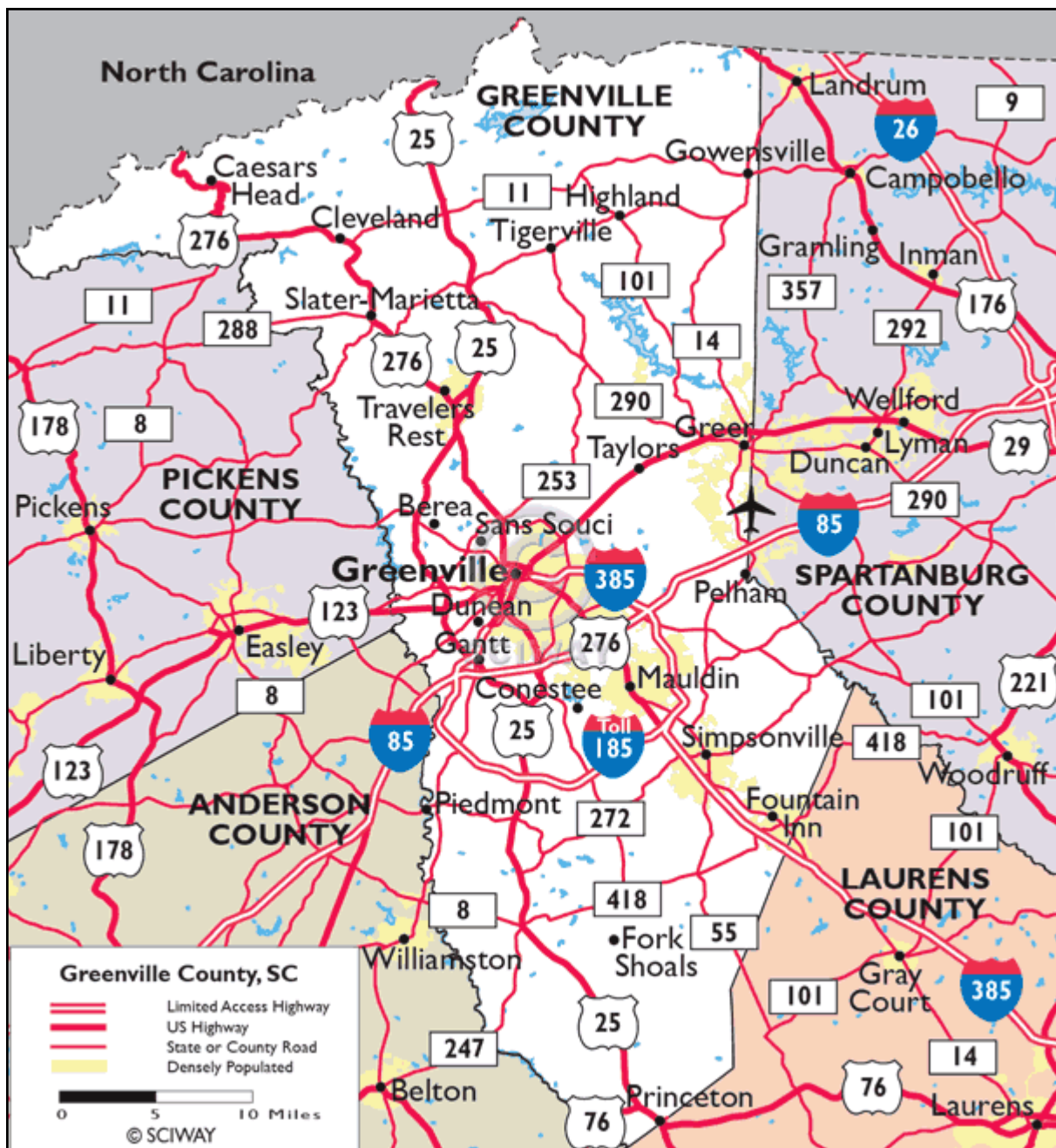
To figure out Schools for Greenville County

1. Go to www.greenville.k12.sc.us
2. On the right hand side, click on “Find Your School”
3. On the left side, click by address
4. Enter address information, and click search
5. The Schools will appear at the bottom of the screen
6. Schools

Customers & Clients are responsible for verify the schools their families will attend. Agent is required to have school for the MLS—information is deemed reliable but not guaranteed.



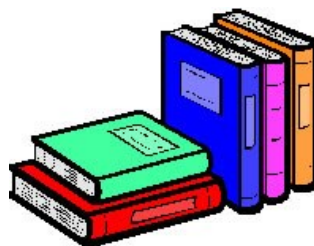
Map of Greenville County



Greenville County Library System



Library Name	Address	Telephone Number
Hughes Main Library	25 Heritage Green Pl Greenville, SC 29601	864-242-5000
Anderson Road Library	2625 Anderson Rd Greenville, SC 29611	864-269-5210
Augusta Road Library	100 Lydia St Greenville, SC 29605	864-277-0161
Berea Library	111 N Hwy 25 Bypass Greenville, SC 29617	864-246-1695
Fountain Inn Library	311 N Main St Fountain Inn, SC 29644	864-862-2576
Greer Library	505 Pennsylvania Ave Greer, SC 29650	864-877-8722
Mauldin Library	800 W Butler Rd Greenville, SC 29607	864-277-7397
Pelham Road Library	1508 Pelham Rd Greenville, SC 29615	864-288-6688
Simpsonville Library	626 NE Main St Simpsonville, SC 29681	864-963-9031
Taylors Library	316 W Main St Taylors, SC 29687	864-268-5955
Travelers Rest Library	17 Center St Travelers Rest, SC 29690	864-834-3650



Post Offices in Greenville County, SC



POST OFFICE NAME	ADDRESS	PHONE NUMBER
Cleveland	4031 Greery Hwy Cleveland, SC 29635	864-836-8378
Conestee	401 Main Street Conestee, SC 29636	864-277-2016
Fountain Inn	290 McCarter Rd Fountain Inn, SC 29644	864-862-3383
Greenville—Berea	7500 White Horse Rd Greenville, SC 29610	864-246-0019
Greenville—Greenville	600 W Washington St Greenville, SC 29602	800-275-8777
Greenville—Keith D Oglesby	100 Orchard Park Dr Greenville, SC 29616	800-275-8777
Greenville—Park Place	2431 N Pleasantburg Dr Greenville, SC 29608	864-271-6606
Greenville—PLeasantburg	1521 Laurens Rd Greenville, SC 29606	864-271-4094
Greenville—Station A	19 Conestee Ave Greenville, SC 29604	864-271-6623
Greer	504 Pennsylvania Ave Greer, SC 29650	864-877-6423
Marietta	3047 Greer Hwy Marietta, SC 29661	864-836-3531
Mauldin	498 N Main St Mauldin, SC 29662	864-288-1831
Piedmont	912 Anderson St Piedmont, SC 29673	864-845-0277
Simpsonville—Fairview	677 Fairview Rd Simpsonville, SC 29680	864-962-5193
Simpsonville—Simpsonville	634 NE Main St Simpsonville, SC 29681	864-963-5909
Slater	7 Main St Slater, SC 29683	864-836-3691
Taylors	4359 Wade Hampton Blvd Taylors, SC 29687	864-244-1896
Tigerville	7864 N Tigerville Rd Tigerville, SC 29688	864-895-3115
Travelers Rest	400 S Main St Travelers Rest, SC 29690	864-834-3227



DMV'S in Greenville County, SC



Greenville Location

300 University Ridge Suite 105
Greenville , SC 29601
Phone: 864-241-1145
Weekdays Open: **M-F**
Mon-Tues, Thurs-Friday Hours: **8:30-5:00**
Wednesday Hours: 9:30-5:00
Saturday Hours: **Not Open**
Dealer Central: **No**
Drivers License Skills Test Office: **Yes**
CDL Skills Test Office: **No**
Class E Skills Test Office: **No**
Class F Skills Test Office: **No**
Motorcycle Skills Test Office: **No**
Road Test Appointments: **2:00-4:30**
IFTA/IRP: **No**
International Customers: **No**

Greenville Location

15 Saluda Dam Road
Greenville , SC 29611
Phone: 864-241-1147
Weekdays Open: **M-F**
Mon-Tues, Thurs-Friday Hours: **8:30-5:00**
Wednesday Hours: 9:30-5:00
Saturday Hours: **July 9 and 23, 8:30-1:00**
Dealer Central: **No**
Drivers License Skills Test Office: **Yes**
CDL Skills Test Office: **M-F Only**
Class E Skills Test Office: **No**
Class F Skills Test Office: **No**
Motorcycle Skills Test Office: **M-F Only**
Road Test Appointments: **2:00-4:30**
IFTA/IRP: **No**
International Customers: **M-F Only**
Class E and F: No
ATM Available

Fountain Inn Location

1310 North Main Street
Fountain Inn , SC 29644
Phone: 864-967-4013
Weekdays Open: **M-F**
Mon-Tues, Thurs-Friday Hours: **8:30-5:00**
Wednesday Hours: 9:30-5:00
Saturday Hours: **Not Open**
Dealer Central: **No**
Drivers License Skills Test Office: **Yes**
CDL Skills Test Office: **No**
Class E Skills Test Office: **No**
Class F Skills Test Office: **No**
Motorcycle Skills Test Office: **Yes**
Road Test Appointments: **2:00-4:30**
IFTA/IRP: **No**
International Customers: **No**

Greer Location

610 Arlington Road
Greer , SC 29651
Phone: 864-801-9375
Weekdays Open: **M-F**
Mon-Tues, Thurs-Friday Hours: **8:30-5:00**
Wednesday Hours: 9:30-5:00
Saturday Hours: **Not Open**
Dealer Central: **Yes**
Drivers License Skills Test Office: **Yes**
CDL Skills Test Office: **No**
Class E Skills Test Office: **Yes**
Class F Skills Test Office: **No**
Motorcycle Skills Test Office: **Yes**
Road Test Appointments: **2:00-4:30**
IFTA/IRP: **Yes**
International Customers: **Yes**
Class E: Yes
Class F: No
ATM Available



Greenville County Major Employers by Facility (400+)



COMPANY	EMPLOYEES	PRODUCT/SERVICE
Greenville Health System*	12,770	Health Services
School District of Greenville County*	9,580	Public Education
Bon Secours St Francis Health System*	5,047	Health Services
Michelin North America Inc*	4,000	Headquarters/ R & D / Mfg (radial tires)
GE Power & Water*	3,400	Turbines and Turbine Generator Sets
SC State Government*	3,036	State Government
Fluor Corporation	2,260	Engineering/ Construction Services
Bi-Lo Supermarkets*	2,089	Distribution & Retail
U.S. Government*	1,835	Federal Government
Greenville County Government	1,771	County Government
Greenville Technical College	1,400	Higher Education
Seal Air Corp—Cryovac Division	1,300	Paper Coated and Laminated, Packaging
TD Bank	1,250	Financial Services
Verizon Wireless	1,200	Telecommunications—Call Center
SYNNEX Corp	1,055	Technology Solutions
City of Greenville	979	City Government
Windstream (formerly Nuvox Comm.)*	953	Telecommunications—Call Center
Bob Jones University	948	Higher Education
Furman University	877	Education
House of Raeford	825	Poultry Processing
Lockheed Martin Aircraft	700	Aircraft Component Machining / R&O
Drive Automotive	700	Automotive Body Panels
Misubishi Polyester Film, LLC	700	Unsupported Plastic Film and Sheets
Nutra Mfg, USA	650	Vitamins and Supplements



Greenville County Major Employers by Facility (400+)



COMPANY	EMPLOY- EES	PRODUCT/SERVICE
ScanSource	650	Computer and Software Wholesalers
Honeywell*	645	Turbines & Turbine Generator Sets/ Air- craft Engines and Parts
Bosch Rexroth Corporation	640	Fluid Power Pumps and Motors
AT&T	600	Communications
Samsung Networks America, Inc	550	Customer Service Center
Hartness International, Inc. (Illinois Tool Works)	500	Packaging Machinery
BB&T	500	Financial Services
Resurgent Capital Services	500	Financial Customer Care Center
Sloan Construction	500	Hot Mix Asphalt
Hubbell Lighting	470	Headquarters/ Lighting
Global Performance	420	Engineering Services
Sage Automotive	400	Automobile & Swimsuit Material Dyeing and Finishing
Kemet Electronics	400	Capacitors
Bausch & Lomb	400	Eye Care Products
The Cox Group	400	Warehouse/Distribution
Confluence Holdings	400	Boats and Boating Accessories

Source: The Greenville Area Development Corporation (GADC) is dedicated to the growth and prosperity of Greenville County, SC.

Source: Manufactures News, Inc.

*Multiple Locations



Major Headquarters

Select Greenville County Headquarters Listing: International, North American, National, and Regional



Company Name	Product/Service	Type	Website
Agfa Corporation (formerly Sterling Diagnostic Imaging)	Photographic Films—Technology	Regional	Www.agfa.com
AMECO	Construction Equipment	International	Www.ameco.com
AVX Corporation	Capacitors	National	Www.avx.com
Charter Communications	Broadband Communications	Regional	Www.charter.com
Fluor Corporation	Engineering, Procurement, Construction, and Maintenance Services	Regional	Ww.fluor.com
General Electric	Engineering	COE	Www.ge.com/innovation/greenville/index.html
Hubbell Lighting	Lighting	International	Www.hubbelllighting.com
JTEKT North America	Automotive and Industrial Products	Operational	Www.jtekt-na.com
Kemet Corporation	Capacitors	International	Www.kemet.com
Michelin North America	Radial Tires	North American	Www.michelin.com
Nutra Manufacturing	Pharmaceuticals	National	Www.nutramfg.com
Sage Automotive	Automotive Interiors	International	Www.sageautomotive.com
ScanSource	Internet Systems	International	Www.scansource.com
Span-America Medical Systems Incorporated	Medical Products	National	Www.spanamerica.com
SYNNEX	Information Technology	Regional	Www.synnex.com
Verizon Wireless	Communications	Regional	Www.verizonwireless.com
WYNIT Distribution	Wholesale Distribution	Corporate	Www.wynit.com

Source: SC Department of Commerce, The Upstate Alliance, Reference USA, and GADC



Largest Manufacturing Employers in Greenville County



Company	Employees	Product/Service
Michelin North America*	4,000	Radial tires, headquarters, R&D
GE Energy	3,400	Gas Turbines
Sealed Air Corp—Cryovac Division	1,300	Plastic bags and plastic film
House of Raeford (Columbia Farms)	825	Processed Poultry
Drive Automotive (Magna)	700	Motor Vehicle Bodies
Lockheed Martin Aircraft	700	Aircraft maint. & modification
Mitsubishi Polyester Film	700	Polyester Film
Nutra Mfg USA	660	Vitamins and Supplements
Honeywell*	645	Gas turbine components
Bosch Rexroth	640	Fluid pumps and motors
Hartness International (Illinois Tools Works)	500	Packaging machinery
Sloan Construction Co	500	Hot Mix Asphalt
Kemet Electronics	400	Capacitors
Bausch & Lomb	400	Eye Care Products

*includes multiple locations and headquarters. Source: Manufactures News and GADC, Nov.

There are 51,130 business establishments in Greenville's Greenville County with fewer than 10 employees, which is a good indicator of the entrepreneurship in the community. Another 16,656 business have between 10 and 50 employees, 3,444 have between 50 and 250, and 558 have more than 250 employees.

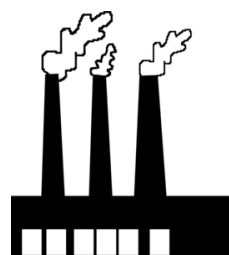




Figure school for Spartanburg Schools



To figure out Schools for Spartanburg County

1. Go to Spartanburgcounty.org
2. Then hit the link for Assessor
3. Then you hit the link for the records search
4. Then click the link for assessor tax year records search
5. Then you get the legal disclaimer (Click I agree)
6. Then search by location address
7. Then put in street name
8. The first digit of the Parcel Number or AKA Tax Map ID number is the district
9. Then you have to call the individual schools to find out if you are zoned for that school
10. If there is an 9 in the first spot—Then that person goes to Greenville County Schools and pays the school taxes for Greenville County



Customers & Clients are responsible for verify the schools their families will attend. Agent is required to have school for the MLS—information is deemed reliable but not guaranteed.



Spartanburg County Public Libraries

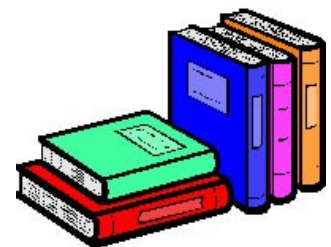


Library Name	Address	Telephone Number
Headquarters Library	151 S Church St Spartanburg, SC 29306	864-596-3500
Boiling Springs Library	871 Double Bridge Rd Boiling Springs, SC 29316	864-578-3665
Chesnee Library	100 Library St. Chesnee, SC 29323	864-461-2423
Cowpens Library	181 School St Cowpens, SC 29330	864-463-0430
Cyrill-Westside Library	525 Oak Grove Rd Spartanburg, SC 29301	864-574-6815
Inman Library	50 Mill St Inman, SC 29349	864-472-8363
Landrum Library	111 Asbury Dr Landrum, SC 29356	864-457-2218
Middle Tyger Library	170 Groce Rd Lyman, SC 29365	864-439-4759
Pacolet Library	390 W Main St Pacolet, SC 29372	864-474-0421
Woodruff Library	270 E Hayne St Woodruff, SC 29388	864-476-8770



Create. Connect. Change.

SPARTANBURG COUNTY
PUBLIC LIBRARIES



Post Offices in Spartanburg County, SC



Arcadia	1893 Hayne St Arcadia, SC 29320	864-574-2775
Boiling Springs	1943 Boilings Springs Rd Boiling Springs, SC 29316	803-926-6354
Campobello	30 S Main St Campobello, SC 29322	864-468-4585
Chesnee	103 E Chester St Chesnee, SC 29323	864-461-2674
Clifton	1017 Cowpens Clifton Rd Clifton, SC 29324	864-579-1194
Converse	250 E Main St Converse, SC 29329	864-579-1710
Cowpens	106 W Church St Cowpens, SC 29330	864-463-4592
Cross Anchor	635 Union Hwy Cross Anchor, SC 29331	864-969-2567
Drayton	1955 Drayton Rd Drayton, SC 29333	864-582-7138
Duncan	131 W Main St Duncan, SC 29334	864-439-3920
Enoree	1369 Parker Rd Enoree, SC 29335	864-969-3110
Fairforest	2435 Fairforest Cleveland Rd Fairforest, SC 29336	864-574-3096
Fingerville	10275 Franklin St Fingerville, SC 29338	864-592-1184
Glendale	350 Broadway St Glendale, SC 29346	864-579-4845
Gramling	14921 Asheville Hwy Gramling, SC 29348	864-472-2435
Inman	14 Blackstock Rd Inman, SC 29349	864-472-8401
Landrum	500 E Rutherford St Landrum, SC 29356	864-457-2362
Lyman	12490 Greenville Hwy Lyman, SC 29365	864-439-2476
Mayo	4496 Chesnee Hwy Mayo, SC 29368	864-461-2990
Moore	1129 Center Point Dr Moore, SC 29369	864-574-3242
Pacolet	250 W Main St Pacolet, SC 29372	864-474-3672
Pacolet Mills	215 Montgomery Ave Pacolet Mills, SC 29373	864-474-2927
Pauline	2990 Hwy 56 Pauline, SC 29374	864-583-8958
Reidville	7460 Reidville Rd Reidville, SC 29375	864-433-0483
Roebuck	4301 S Church St Ext Roebuck, SC 29376	864-576-8299
Spartanburg—Spart.	250 S Church St Spartanburg, SC 29306	803-926-6354
Spartanburg—Westside	520 W Blackstock Rd Spartanburg, SC 29301	803-926-6354
Una	331 Sibley St Una, SC 29378	864-576-4588
Wellford	1003 Main St Wellford, SC 29385	864-439-9214
White Stone	3430 Southport Rd White Stone, SC 29386	864-582-4749
Woodruff	955 N Main St Woodruff, SC 29388	864-476-2221



DMV'S in Spartanburg County, SC



Spartanburg Location

8794 Fairforest Road
Suite B
Spartanburg , SC 29303-4722
Phone: 864-587-4713
Weekdays Open: **M-F**
Mon-Tues, Thurs-Friday Hours: **8:30-5:00**
Wednesday Hours: 9:30-5:00
Saturday Hours: **Not Open**
Dealer Central: **No**
Drivers License Skills Test Office: **Yes**
CDL Skills Test Office: **No**
Class E Skills Test Office: **No**
Class F Skills Test Office: **No**
Motorcycle Skills Test Office: **Yes**
Road Test Appointments: **2:00-4:30**
IFTA/IRP: **No**
International Customers: **No**
ATM Available

Woodruff Location

351 South Main Street
Woodruff , SC 29388
Phone: 864-476-5913
Weekdays Open: **M-F**
Mon-Tues, Thurs-Friday Hours: **8:30-5:00**
Wednesday Hours: 9:30-5:00
Saturday Hours: **Not Open**
Dealer Central: **No**
Drivers License Skills Test Office: **Yes**
CDL Skills Test Office: **No**
Class E Skills Test Office: **No**
Class F Skills Test Office: **No**
Motorcycle Skills Test Office: **No**
Road Test Appointments: **2:00-4:30**
IFTA/IRP: **No**
International Customers: **No**

Spartanburg Location

1625 Southport Road
Spartanburg , SC 29306
Phone: 864-594-4940
Weekdays Open: **M-F**
Mon-Tues, Thurs-Friday Hours: **8:30-5:00**
Wednesday Hours: 9:30-5:00
Saturday Hours: **Not Open**
Dealer Central: **No**
Drivers License Skills Test Office: **Yes**
CDL Skills Test Office: **No**
Class E Skills Test Office: **Yes**
Class F Skills Test Office: **Yes**
Motorcycle Skills Test Office: **Yes**
Road Test Appointments: **2:00-4:30**
IFTA/IRP: **No**
International Customers: **Yes**
Class E and F: Yes
ATM Available

SCDMV



Map of Laurens County

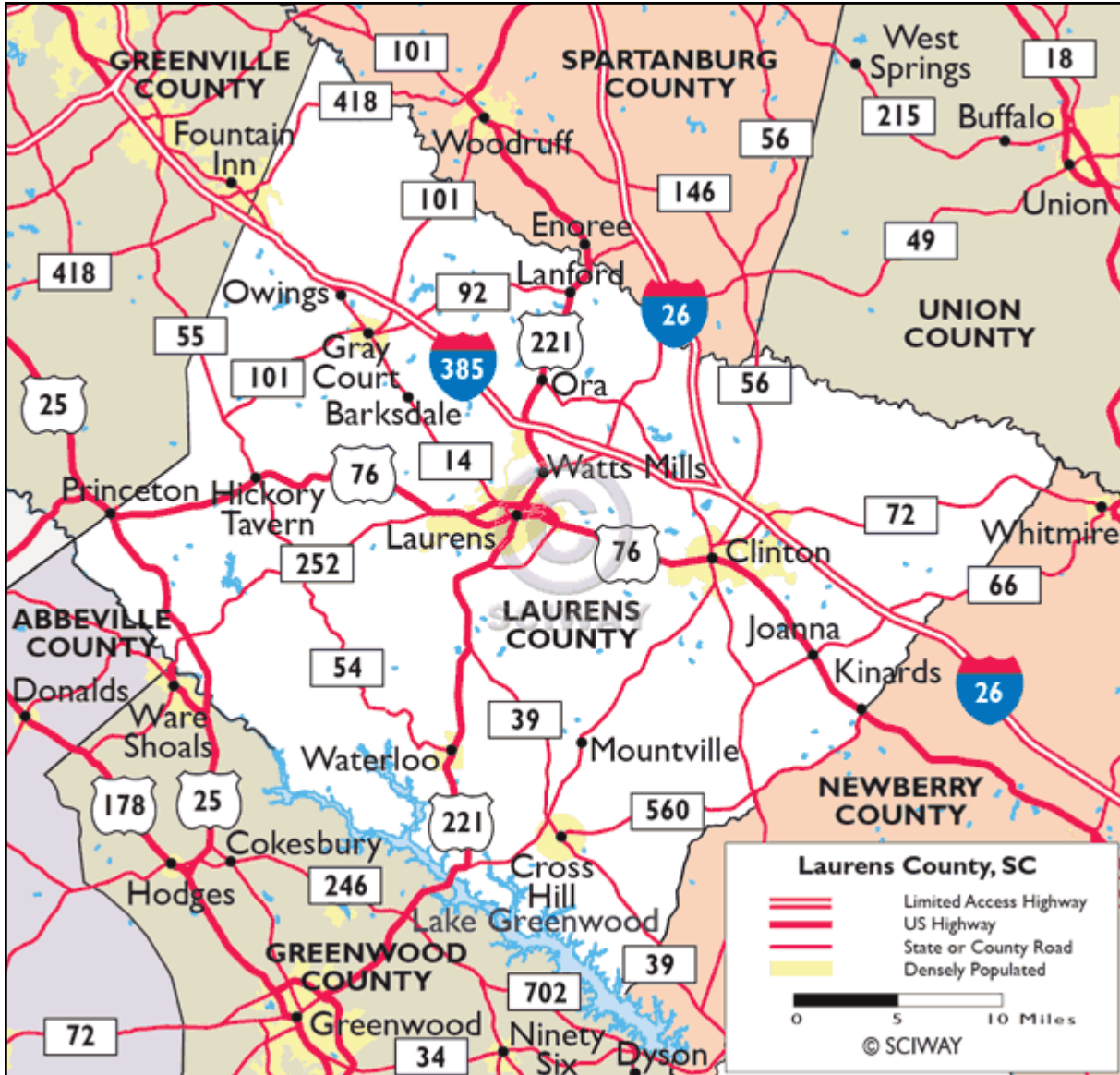


Figure school for Laurens County Schools



To figure out Schools for Laurens District 55

1. Go to <http://www.laurens55.org/schools>
2. Click on “Parent Resources”
3. Right side of page click on “What school do I attend?”
4. Following page type in you street name in suggested box to see your designated Elementary, Middle and High School

To figure out Schools for Laurens District 56

Call school district office at 864-883-0800



Customers & Clients are responsible for verify the schools their families will attend. Agent is required to have school for the MLS—information is deemed reliable but not guaranteed.



Laurens County Public Libraries



Library Name	Address	Telephone Number
Laurens Headquarters Library	1017 W Main St Laurens, SC 29360	864-681-7323
Clinton Public Library	107 Jacobs Highway Clinton, SC 29325	864-833-1853



Post Offices in Laurens County, SC



POST OFFICE NAME	ADDRESS	PHONE
Clinton Post Office	202 Elizabeth Street Clinton, SC 29325	864-833-2433
Cross Hill Post Office	968 N Main Street Cross Hill, SC 29332	864-998-3439
Gray Court Post Office	411 W Main Street Gray Court, SC 29645	864-876-3276
Joanna Post Office	106 Regnery Plaza Joanna, SC 29351	864-697-6540
Laurens Post Office	302 N Harper Street Laurens, SC 29360	864-984-3518
Mountville Post Office	1466 Mountville Rd Mountville, SC 29370	864-994-3986
Waterloo Post Office	11219 Highway 221 S Waterloo, SC 29384	864-677-3155



DMV'S in Laurens County, SC



Laurens Location

[This office is currently closed](#)

390 Fairgrounds Road

Laurens , SC 29360

Phone: 864-682-3213

Weekdays Open: **M-F**

Mon-Tues, Thurs-Friday Hours: **8:30-5:00**

Wednesday Hours: 9:30-5:00

Saturday Hours: **Not Open**

Dealer Central: **No**

Drivers License Skills Test Office: **Yes**

CDL Skills Test Office: **No**

Class E Skills Test Office: **No**

Class F Skills Test Office: **No**

Motorcycle Skills Test Office: **Yes**

Road Test Appointments: **2:00-4:30**

IFTA/IRP: **No**

International Customers: **Yes**

Class E and F: No



Map of Pickens County

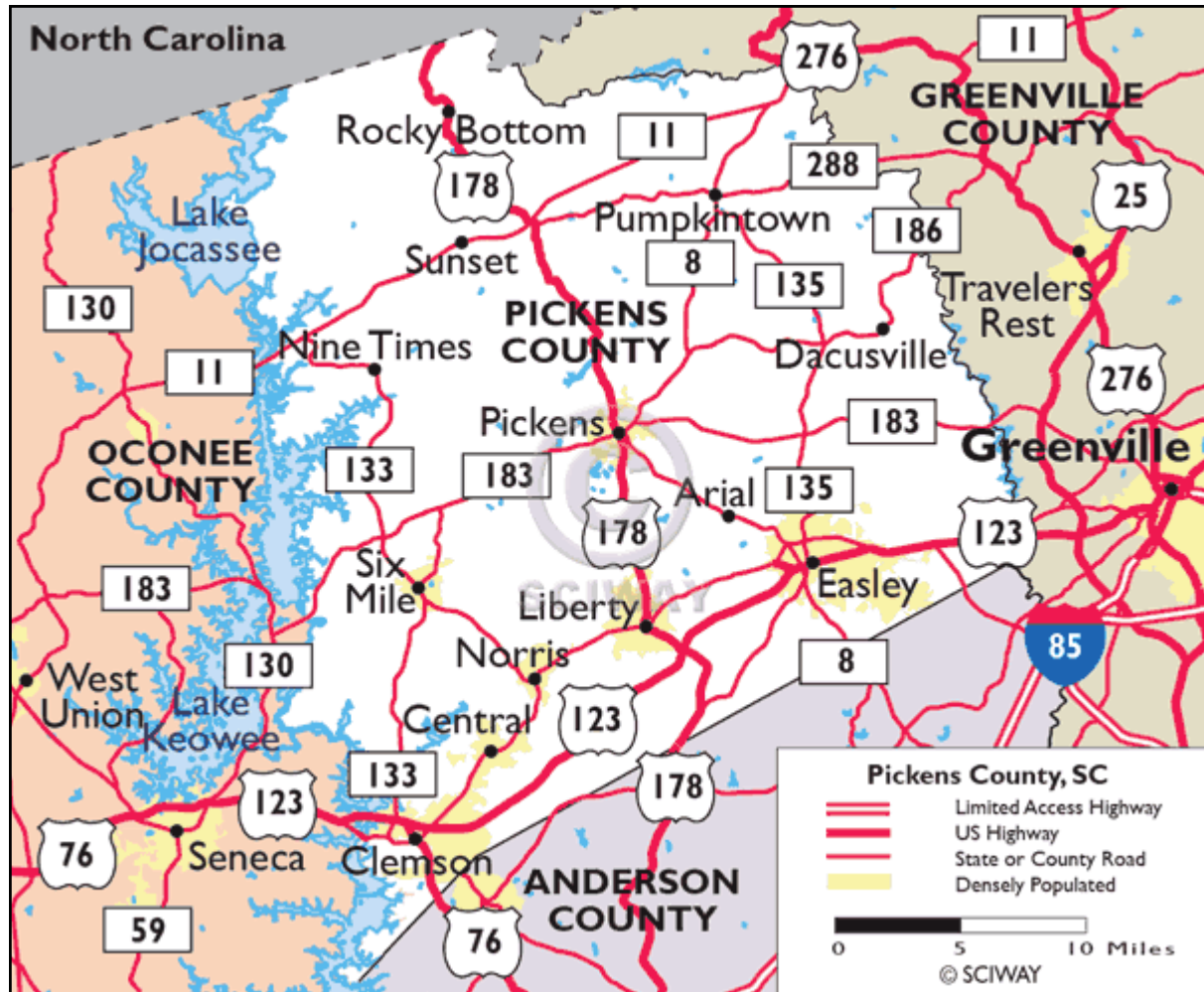


Figure school for Pickens Schools



To figure out Schools for Pickens County

1. Go to www.pickens.k12.sc.us
2. Click on “Our Schools” tab on top of page
3. Click on “School Locator”
4. Enter home address and choose grade level
5. Click Search



Customers & Clients are responsible for verify the schools their families will attend. Agent is required to have school for the MLS—information is deemed reliable but not guaranteed.

Before using the school locator system, users must read the following carefully:

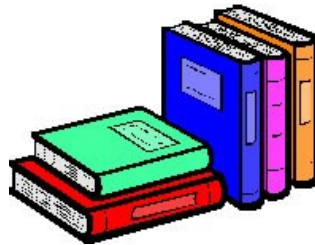
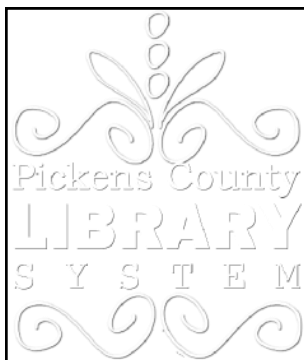
- Students who live on a dead-end street should use the main connecting road to determine the correct attendance zone.
- Both sides of a road are in the same attendance area. Students who live at the beginning of a road that intersects an attendance area boundary should verify the attendance zone by zooming in on the map for more information.
- Extra care should be taken to determine the attendance zone of a residence located on the boundary of two attendance zones. Please call (864) 397-1121, to verify the correct zone.
- Whispering Pines Subdivision--There is no way to identify the attendance areas in this subdivision correctly. Depending on house location, some students attend Easley area schools and some attend Liberty area schools. You should call Bobby Skelton at (864) 397-1040, if you need more information concerning addresses in the Whispering Pines subdivision.
- There are a few roads that the system does not recognize at this time. If your address is not recognized by the school locator system, call (864) 397-1121 to find out your school assignment.



Pickens County Library System



Library Name	Address	Telephone Number
Hampton Memorial Library	304 Biltmore Rd Easley, Sc 29640	864-850-7077
Central-Clemson Regional Branch Library	105 Commons Way Central, SC 29630	864-639-2711
Sarlin Branch	15 S Palmetto St Liberty, SC 29657	864-843-5805
Village Branch	124 N Catherine St Pickens, SC 29671	864-898-5747



Post Offices in Pickens County, SC



Central	1205 W Main St Central, SC 29630	864-639-2814
Clemson	519 College Ave Clemson, SC 29631	864-654-2531
Easley	810 S Pendleton St Easley, SC 29640	864-859-9411
Liberty	28 N Commerce St Liberty, SC 29657	864-843-6060
Norris	201 S Norris Dr Norris, SC 29667	864-639-2257
Pickens	110 Johnson St Pickens, SC 29671	864-878-9513
Six Mile	515 N Main St Six Mile, SC 29682	864-868-0312
Sunset	7149 Hwy 11 Sunset, SC 29685	864-878-4016



DMV'S in Pickens County, SC



Pickens Location

2133 Gentry Memorial Hwy
Pickens, SC 29671
Phone: 864-878-1396
Weekdays Open: **M-F**
Mon-Tues, Thurs-Friday Hours: **8:30-5:00**
Wednesday Hours: 9:30-5:00
Saturday Hours: **Not Open**
Dealer Central: **No**
Drivers License Skills Test Office: **Yes**
CDL Skills Test Office: **No**
Class E Skills Test Office: **No**
Class F Skills Test Office: **No**
Motorcycle Skills Test Office: **Yes**
Road Test Appointments: **2:00-4:30**
IFTA/IRP: **No**
International Customers: **No**
Class E and F: No
ATM Available

SCDMV



Map of Anderson County

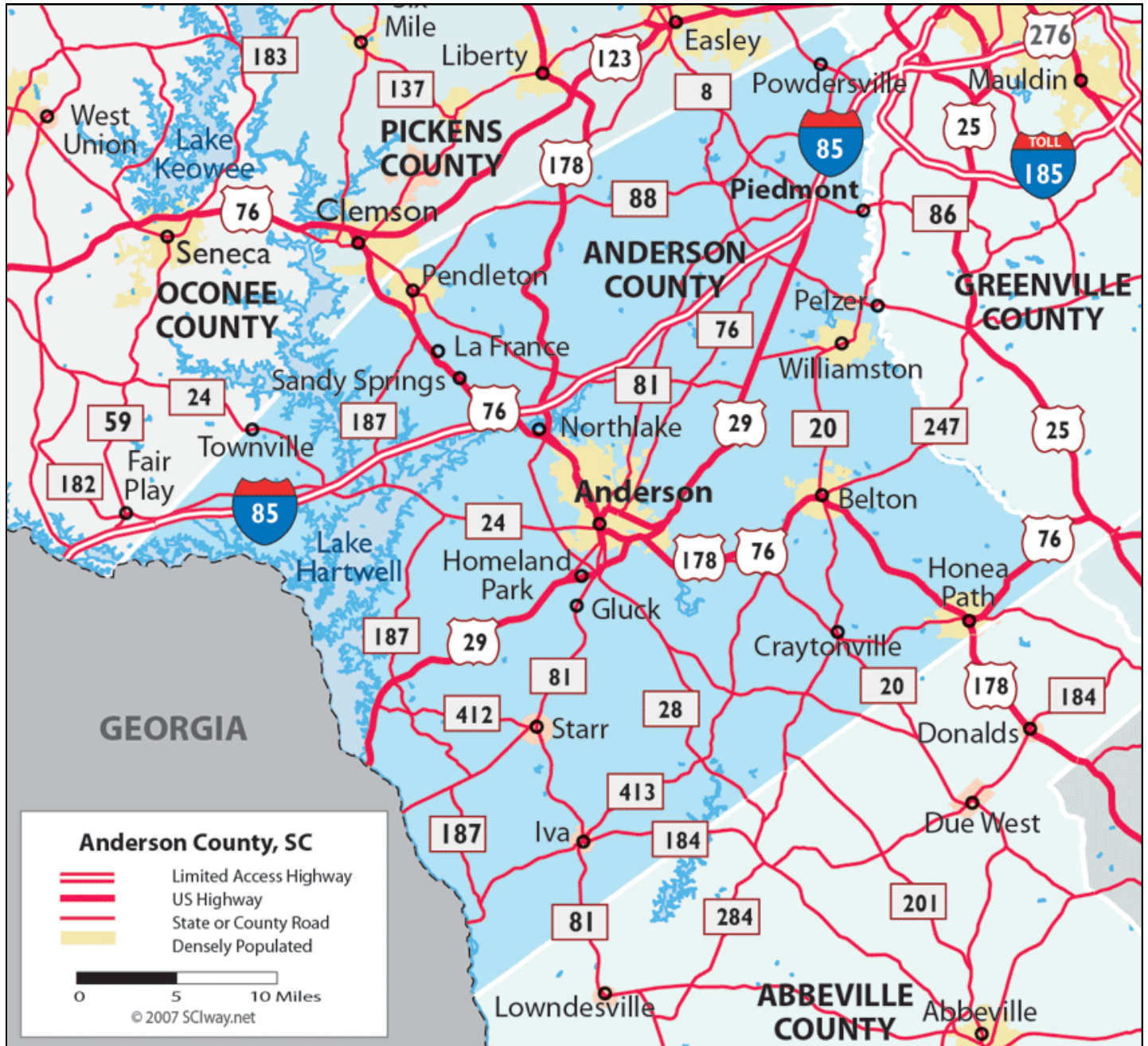




Figure school for Anderson District 1



How to figure out school for Anderson District One

1. Go to <http://www.anderson1.k12.sc.us>
2. Scroll down to bottom right corner of page, Click on “Find your attendance Zone by Address”
3. You have now been redirected to (infocator.vmaxcompass.com)
4. Click on the “Address” box and fill in your street address
5. Click “Find”
6. Below it will display the elementary, middle and high school you are zoned to go to

Customers & Clients are responsible for verify the schools their families will attend. Agent is required to have school for the MLS—information is deemed reliable but not guaranteed.





Figure school for Anderson District 2,3 and 4



To Figure Schools for Anderson District 2:

Call 864-369-7364

To Figure Schools for Anderson District 3:

Call 864-348-6196

To Figure Schools for Anderson District 4:

Call 864-403-2000





Figure school for Anderson District 5



How to figure out school for Anderson District Five

1. Go to <http://www.anderson5.net/>
2. Scroll down to bottom right corner of page, Click on “Find your attendance Zone by Address”
3. You have now been redirected to (infocator.vmaxcompass.com)
4. Click on the “Address” box and fill in your street address
5. Click “Find”
6. Below it will display the elementary, middle and high school you are zoned to go to

Customers & Clients are responsible for verify the schools their families will attend. Agent is required to have school for the MLS—information is deemed reliable but not guaranteed.



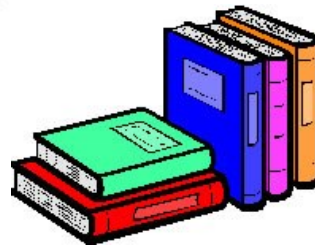
Anderson County Library System



Library Name	Address	Telephone Number
Anderson County Main Library	300 N McDuffie St Anderson, Sc 29621	864-260-4500
Belton Branch Library	91 Breazeale St Belton, SC 29627	864-338-8330
Iva Branch Library	203 W Cruette St Iva, SC	864-348-6150
Jennie Erwin Branch Library	318 N Shirley Ave Honea Path, SC 29654	864-369-7751
Lander Memorial Branch Library	925 Greenville Dr Williamston, SC 29697	864-847-5238
Pendleton Branch Library	650 S Mechanic St Pendleton, SC 29670	864-646-3045
Piedmont Branch Library	1407 S Carolina 86 Piedmont, SC 29673	864-845-6534
Powdersville Branch Library	4 Civic Court Powdersville, SC 29642	864-295-1190
Westside Community Center Branch Library	1100 W Franklin St Anderson, SC 29624	864-260-4660



**ANDERSON COUNTY
LIBRARY SYSTEM**
Anderson, South Carolina



Post Offices in Anderson County, SC



Anderson—Anderson	1900 B N Main St Anderson, SC 29621	864-226-1595
Anderson—North Anderson	3420 Clemson Blvd Suite 4 Anderson, SC 29623	864-225-5389
Anderson—South Anderson	2815 S Main St Anderson, SC 29624	864-226-5698
Belton	103 Breazeale St Belton, SC 29627	864-338-6802
Honea Path	312 N Shirley Ave Honea Path, SC 29654	864-369-7743
Iva	150 E Green St Iva, SC 29655	864-348-7555
La France	17 Main St La France, SC 29656	864-646-7645
Pelzer	185 Lebby St Pelzer, SC 29669	864-947-6347
Pendleton	891 S Mechanic St Pendleton, SC 29670	864-646-3756
Sandy Springs	5410 Hwy 76 Sandy Springs, SC 29677	864-261-8585
Starr	7842 Hwy 81 Starr, SC 29684	864-352-6190
Townville	8923 Hwy 24 Townville, SC 29689	864-287-4426
Williamston	101 Mill St Williamston, SC 29697	864-847-9468



DMV'S in Anderson County, SC



Anderson Location

331 Highway 29 By-Pass North
Anderson , SC 29621
Phone: 864-260-2205
Weekdays Open: **M-F**
Mon-Tues, Thurs-Friday Hours: **8:30-5:00**
Wednesday Hours: 9:30-5:00
Saturday Hours: **Not Open**
Dealer Central: **No**
Drivers License Skills Test Office: **Yes**
CDL Skills Test Office: **No**
Class E Skills Test Office: **No**
Class F Skills Test Office: **No**
Motorcycle Skills Test Office: **Yes**
Road Test Appointments: **2:00-4:30**
IFTA/IRP: **No**
International Customers: **No**

SCDMV

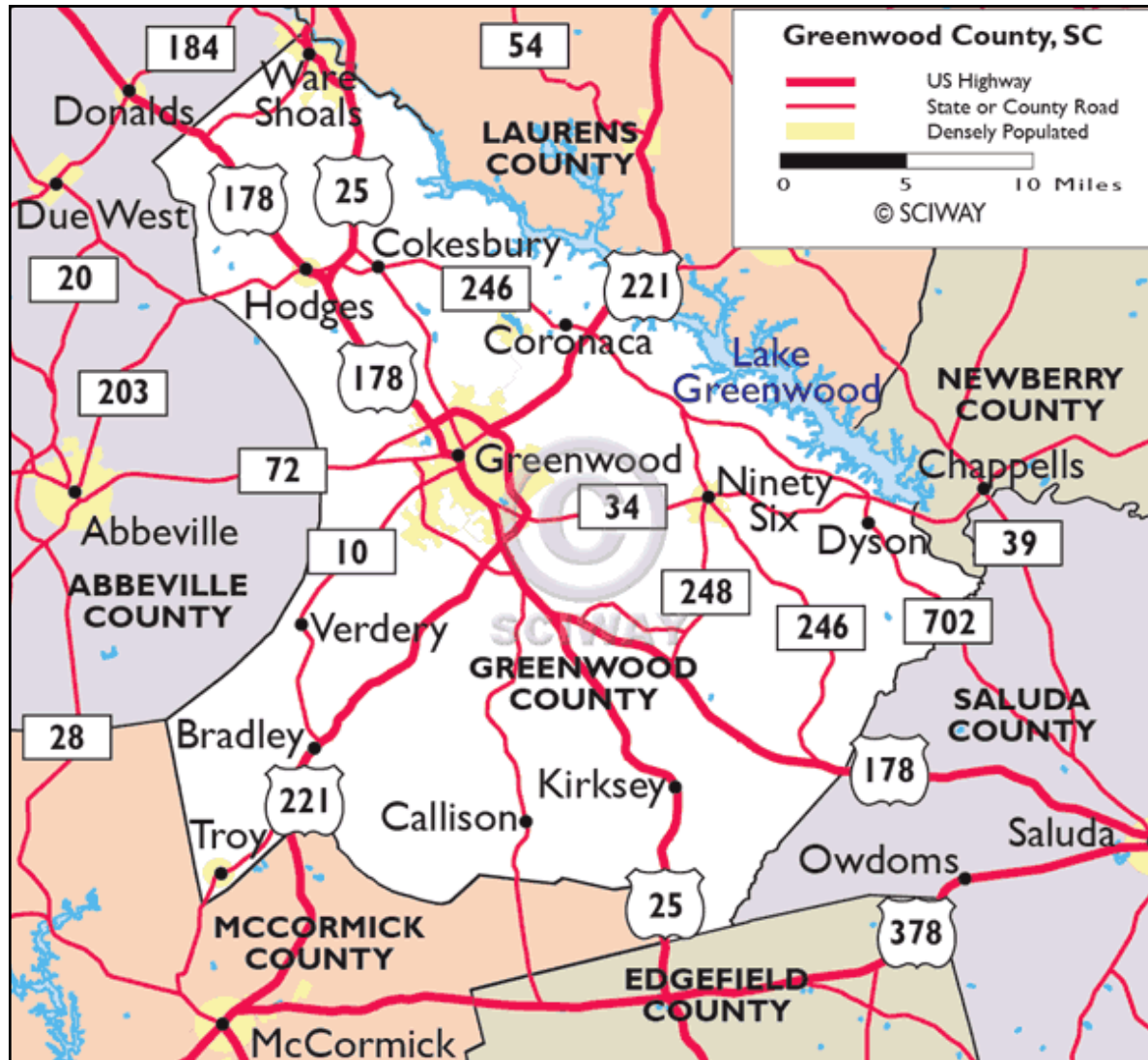


Belton Location

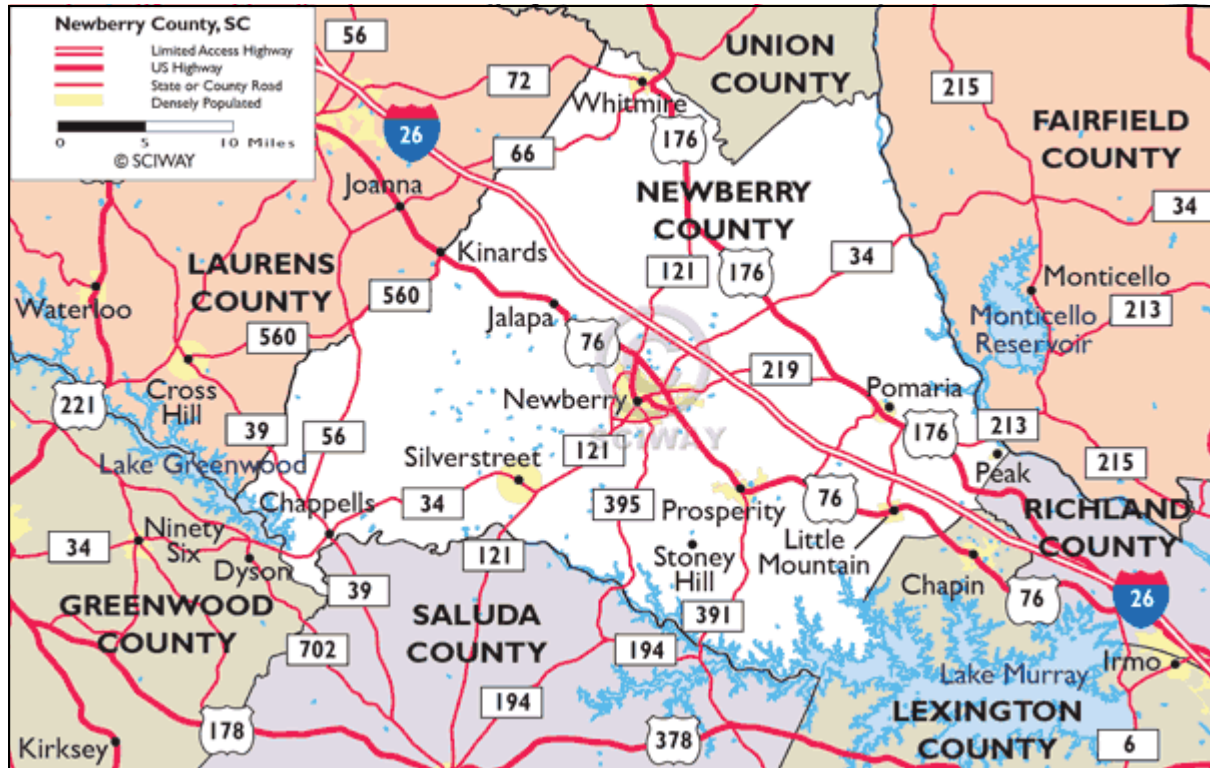
123 O'Neal Street
Belton , SC 29627
Phone: 864-338-5114
Weekdays Open: **M-F**
Mon-Tues, Thurs-Friday Hours: **8:30-5:00**
Wednesday Hours: 9:30-5:00
Saturday Hours: **Not Open**
Dealer Central: **No**
Drivers License Skills Test Office: **Yes**
CDL Skills Test Office: **No**
Class E Skills Test Office: **No**
Class F Skills Test Office: **No**
Motorcycle Skills Test Office: **No**



Map of Greenwood County



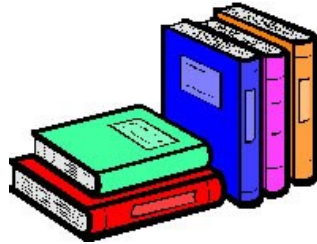
Map of Newberry County



Greenwood & Newberry County Library System



Library Name	Address	Telephone Number
Greenwood County Library	600 S Main St Greenwood, SC 29646	864--941-4650
Ninety Six Branch Library	100 Cambridge St. South Ninety Six 29666	864-543-4749
Ware Shoals Community Library	54 South Greenwood Ave Ware Shoals 29693	864-456-2813
Newberry County Main Library	1100 Friend St Newberry Sc 29108	803-276-0854
Newberry -Whitmire Branch Library	303 Church St Whitmire, SC 29178	803-694-3961



Post Offices in Greenwood County, SC



Bradley Post Office	103 Mill Street Bradley, Sc 29819	864-746-6310
Greenwood Post Office	240 N Creek Blvd Greenwood, SC 29649	864-229-6072
Hodges Post Office	115 Robertson St Hodges, SC 29653	864-374-7515
Magnolia Post Office	202 Magnolia Ave Greenwood, Sc 29646	864-229-0691
Ninety Six Post Office	201 N Cambridge St Ninety Six, Sc 29666	864-543-2920
South Greenwood Post Office	320 Kirksey Drive W Greenwood, Sc 29646	864-227-8741
Troy Post Office	104 Sloan St Troy, SC 29848	864-746-6440



Post Offices in Newberry County, SC



Chappells Post Office	390 SC Highway 39 Chappells, SC 29037	864-995-4743
Little Mountain Post Office	5953 Wheeland Road Little Mountain, SC 29075	803-945-7770
Newberry Post Office	1321 College St Newberry, SC 29108	803-276-3521
Peak Post Office	10 River St Peak, SC 29122	803-345-7007
Pomaia Post Office	5375 US Highway 176 Pomaria, SC 29126	803-276-2841
Prosperity Post Office	155 N Main St Prosperity, SC 29127	803-364-2325
Silverstreet Post Office	1195 Main St Silverstreet, SC 29145	803-276-7132
Whitmire Post Office	205 Main St Whitmire, SC 29178	803-694-3612



DMV'S in Greenwood & Newberry County, SC



Greenwood DMV Office

510 West Alexander Ave
Greenwood, SC 29646

Phone: 864-227-6434

Weekdays Open: **M-F**

Mon.—8:30 am—5:00 pm

Tues.—8:30 am—5:00 pm

Wed.—9:30 am—5:00 pm

Thur.—8:30 am—5:00 pm

Fri.—8:30 am—5:00 pm

Saturday Hours: **Not Open**

Dealer Central : No

Knowledge Tests : Until 4:30

Drivers License Road Test Office : Yes

Walk-in Road Tests : 8:30 - 1:30

Road Test Appointments : 2:00-4:30

Class E Skills Test Office : No

Class F Skills Test Office : No

Motorcycle Skills Test Office : Yes

CDL Knowledge Tests : Until 4:00

CDL Road Test Office : Yes

IFTA/IRP : No

International Customers : Yes

Newberry DMV

275 Mt. Bethel-Garmany Rd.

Newberry, SC 29108

Phone: 803-276-4816

Monday: **8:30 AM-5:00 PM**

Tuesday: **8:30 AM-5:00 PM**

Wednesday: **9:30 AM-5:00 PM**

Thursday: **8:30 AM-5:00 PM**

Friday: **8:30 AM-5:00 PM**

Saturday: **Closed**

Sunday: **Closed**

Open Saturday : **No**

Dealer Central : **No**

[Knowledge Tests](#) : **Until 4:30**

Drivers License Road Test Office : **Yes**

Walk-in Road Tests : **8:30 - 1:30**

[Road Test Appointments](#) : **2:00-4:30**

Class E Skills Test Office : **No**

Class F Skills Test Office : **No**

Motorcycle Skills Test Office : **No**

[CDL Knowledge Tests](#) : **Until 4:00**

CDL Road Test Office : **No**

IFTA/IRP : **No**

International Customers : **No**



SCDMV

Trash & Recycle Info



Greenville City	864-467-4345
Greer City	864-848-2184
Fountain Inn City	864-409-4421
Mauldin City	864-234-3475
Travelers Rest City	864-834-8740
Duncan City	864-439-2664
Easley City	864-855-7900
Simpsonville Sanitation	864-967-9531
Greenville Sanitation	864-232-6721
Kellett's	864-281-9185
O'Neal Sanitation	864-895-1705
Upstate Waste	864-641-6070
Waste Management	864-232-1537
Whitmore Sanitation	864-269-8857



FIRE

- Be sure all detectors work
- Have insurance
- Plan at least two escape routes
- Practice fire drills
- Crawl close to the floor
- Feel each door for heat before opening it
- Call fire department from neighbor's home
- If you catch on fire, STOP, DROP, AND ROLL

FLOOD

- Be sure you have flood insurance if you are in a flood plain
- If a flood warning is issued, a flood is occurring
- Turn off gas appliances and electricity
- When flood watch is issued, move furniture and valuables to higher levels of your house
- Fill gas tank in your car
- When Flood warning is issued, leave by approved routes and listen to the radio for information
- When flash flood warning is issued, evacuate immediately—you have only moments
- Move to higher ground, Do not cross barricades, Do not drive through moving water

EARTHQUAKE

- If in an earthquake area, secure shelves, put heavy items on bottom shelves. Most injuries are from falling and flying objects.
- If you are inside, stay in. Find shelter under sturdy tables, desks or in supported doorways
- Turn off gas appliances and electricity
- Don't use candles, matches, or other open flame. Douse all fires, including fireplace
- If outside, stay outside. Get away from buildings to open ground
- If in car, stay in car. Stop as soon as possible, continue to drive only when shaking has stopped

Tornado

- Determine best place to take shelter, probably basement
- If you have no basement, go to innermost room with no windows
- If there are windows, cover with blankets



First Aid Primer



Control Bleeding

Cover the wound and press against it firmly

Elevate the injured area if there are no broken bones

If bleeding does not stop, apply pressure to the artery against the bone

Shock

Keep the person from getting chilled or overheated

Elevate legs about 12 inches (if no broken bones)

DO NOT give them food or drink

Burns

Stop burning by cooling with large amounts of water

Cover with clean dressing or cloth

Muscles, Bones and Joints

Rest injured part

Apply ice or cold pack

Avoid movement that causes pain

If you must move the person, immobilize the injured part



First Aid Kits



- Sterile adhesive bandages
- 2 inch sterile gauze pads (4-6)
- 4 inch sterile gauze pads (4-6)
- Hypoallergenic adhesive tape
- Triangular bandages
- 2 inch sterile roller bandages (3 rolls)
- 3 inch sterile roller bandages (3 rolls)
- Scissors
- Tweezers
- Needle
- Moistened towelettes
- Antiseptic
- Thermometer
- Tongue blades (2)
- Petroleum Jelly
- Safety pins
- Cleansing agent/soap
- Latex gloves (2 pair)
- Sunscreen
- Aspirin and non-aspirin pain reliever (Ibuprofen, etc.)
- Anti-diarrhea medication
- Laxative
- Activated Charcoal



Disaster Planning



General Emergency Preparedness

Post all emergency numbers by telephone

Teach all family members how to:

Call for help

Use fire extinguisher

Turn off water, gas and electric appliances

Have fire and carbon monoxide detectors (check batteries regularly)

Have evacuation route and place to meet outside the home

Check home for volatile items that could start a fire

Test fire extinguishers regularly

Have an out-of-state contact for your family. Be sure everyone in the family has the phone number, that way your family will be accounted for

Be sure your address is visible from the street for emergency vehicles

Get together with your neighbors and make a list of various skills. Consider how to help neighbors with special

Remember!

Pull

Aim

Squeeze

Sweep



**ASSET DATA
INVENTORY LLC.**

INVENTORY CONSULTING & RECOVERY ADVOCATES

Document Everything

Go through your home: in each room write down items in the room, closets, and drawers.

Write down serial numbers, prices and keep receipts if you can.

Take pictures of furniture, jewelry, home electronics, antiques, and collectibles.

Put all information in fire/water proof container.



Disaster Supplies Kit

Have these supplies assembled and readily available.



Rotate perishables every 6 months.

Water (one gallon per person, per day) Have a 3 day supply

Food (non-perishable packaged or canned food), non-electric
er, juices, canned meats, trail mix, chocolate, etc.



can open-

Vitamins

Comfort/Stress foods (cookies, hard candy, instant coffee, tea bags, chocolate, etc.)

Personal hygiene supplies (toothpaste and brush, deodorant, soap, etc.)

Clothing (rain gear and sturdy shoes)

Blankets and Sleeping bags

First Aid kit and prescription medications (non-dated
refill)



prescription for

Extra pair of glasses

Battery-powered radio, flashlight (extra batteries for each), candles, and matches

Credit cards and cash

Extra set of car keys



List of family physicians and phone numbers

List of style and serial number of medical devices (pacemakers, etc.)

List of medical information

Special items for infants, elderly, or disabled family members

Phone numbers of local and non-local relative or friends

Cell phone or land line phone (cordless may not work)

Toys and games for children

Pillows and blankets (shelters do not have pillows)



If you need to evacuate

Listen to the radio for location of emergency shelters

Follow instructions of local officials

Lock your house



If you have time and only if it is safe

Shut off water, gas appliances and electricity

If so instructed let others know when you leave and where you are going.

Emergency Car Kit (in addition to Disaster Kit)

Booster Cables

Fire extinguisher (5 lbs. A-B-C type) and baking soda for engine fires

High-energy foods like granola bars, raisins, and peanut butter

Maps

Shovel

Tire repair kit and pump

Flares or reflective emergency markers

Coffee can with candle and matches

Blankets

Sand or salt

Red cloth or ribbon (to tie to antenna in case of winter storm)

DO NOT run car for heat



Shelter in Place

(if you are told to stay where you are) (Chemical Spill)

Close doors and windows

Turn off all fans, heating and air conditioning systems

Close the fireplace damper

Go to an above ground room (not basement) with fewest windows and doors

Take disaster supplies with you

Wet towels and jam into cracks under doors. Tape around doors, windows, exhaust fans or vents. Use plastic garbage bags to cover windows, outlets and heat registers.

If there is danger of explosion, close shades, blinds or drapes. Stay away from windows.

Listen to radio until it is safe to evacuate



Winter Storms (Ice Storms)

Conserve fuel—Lower thermostat to 65 degrees in the day and 55 at night

Keep refrigerator and freezer closed as much as possible

Check on your neighbors

If you must shovel, take it slow

Avoid anything metal if electrical lines are down

Have salt or sand on hand

Have a cell phone, ham radio, or land line phone to contact others for help or to help others

Tie a red cloth or ribbon to the antenna of your car—Emergency people can see it under the snow

Let water trickle in faucets

Open cabinets under sinks to allow warm air in



Wild Fires

Plan several evacuation routes from your home—by car and by foot

Get together with your neighbors and make a list of various skills (Consider how to help neighbors with special needs, make plans to care for children before parents can get home)

Regularly clean roof gutters

Have fireplaces checked once a year and cleaned regularly

Screen in any openings to your home (under porches, openings in roof or attic)

Keep a ladder to reach the roof

Consider installing protective shutter or heavy fire-resistant drapes



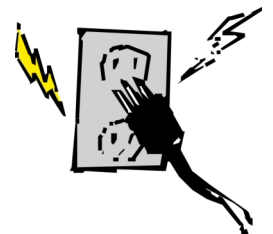
Gas Leaks

- Make sure pilot light is out
- Open Windows
- Do Not touch any electrical switches
- Call gas company from a neighbor's house



Power Outages

- First, check circuit breakers or fuses
- Call to report or see if outage is long term or temporary
- Get flashlights and candles
- Turn off all electrical items to prevent damage from a power surge
- Use portable radio (be sure to have extra batteries)



Generator Safety

- IF YOUR HOUSE DOES NOT HAVE A MAIN SERVICE BREAKER OR DISCONNECT, DO NOT INSTALL A GENERATOR (the power will feed back and could kill someone working on the lines to restore electricity)
- If you are not familiar with electrical break panels, have a licensed electrician install a generator receptacle and breaker
- Always turn off main service breaker to the house before installing or operating generator
- Determine the current draw (amperage) that your generator will handle according to the amount of wattage it produces
- Use proper size wire and extension cords for current draw for appliances used
- When power is restored, BEFORE you turn the main breaker back on, turn off the generator and disconnect it from the breaker panel. Turn on one appliance at a time to prevent power surges to your house
- Do not use your computer while running a generator
- Always check the oil in your generator before using it



WT-11



Kerosene Heaters

These heaters are designed for out buildings, detached garages, etc

Buy a heater that has a laboratory testing approval

Be sure it has an automatic shut off if it is tipped over

A wick-fed heater is better than a gravity-fed heater

Have a push button starter rather than one using matches to start

Store supplies for the heater away from living area

A window must be open at least 1/4 inch for adequate ventilation



Carbon Monoxide Buildup

Install detector

If detector goes off, leave immediately and

call 911





Emergency Phone Numbers



Personal Emergency

Federal Agency Phone Numbers

Federal Emergency Management Agency (FEMA) Disaster Assistance1-800-621-3362

TDD for Hearing/Speech Impaired.....1-800-462-7585

Region IV Information.....1-770-220-5200

(Region IV serves AL, FL, GA, KY, MS, NC, SC, and TN)

FEMA Fraud Detection1-800-323-8603

International Revenue Service1-800-829-1040

TDD for Hearing/Speech Impaired.....1-800-829-4059

Social Security Administration.....1-800-772-1213

Department of Veterans Affairs.....1-800-827-1000

State Agency Phone Numbers

South Carolina Emergency Management Division (SCEMD).....803-737-8500

Anderson County Office of Emergency Management.....864-332-5751 x5726

Greenville County Office of Emergency Management.....864-467-2680

Laurens County Office of Emergency Management.....864-984-4731

Spartanburg County Office of Emergency Management.....864-595-5366

S.C. Department of Labor.....803-896-4300

S.C. Department of Insurance.....803-737-6227

S.C. Department of Health and Environmental Control803-241-1090

S.C. Department of Employment and Workforce803-737-2400

State Agency Phone Numbers

American Red Cross of Upstate SC (Greenville)864-270-8222

American Red Cross, Anderson chapter864-225-8666

American Red Cross, Laurens chapter864-938-6306

American Red Cross, Spartanburg chapter864-583-8000

Phone Numbers for Major Hospitals



Anderson County

AnMed Health864-512-1000

Greenville County

Greenville Memorial Hospital (Greenville Hospital System).....864-455-7000

Greer Memorial Hospital864-797-8000

Hillcrest Memorial Hospital (Simpsonville)864-967-6100

North Greenville Medical Campus (Travelers Rest)864-834-5132

St. Francis Hospital (Downtown)864-255-1000

St. Francis Hospital –Eastside864-675-4000

St. Francis Hospital—Millennium864-400-3600

Laurens County

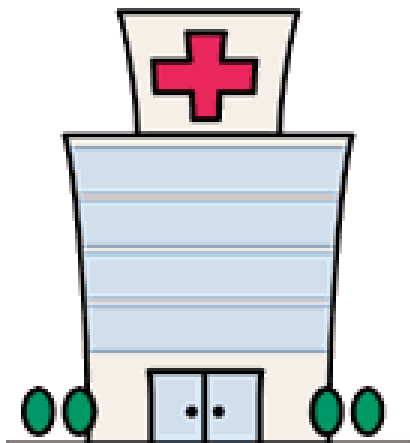
Laurens County Health Care System (Clinton)864-833-9100

Spartanburg County

Spartanburg Regional864-560-6000

Mary Black Health Systems864-573-3000

The Village Hospital864-530-6000





Non-Emergency Police Dept. Phone



Anderson County

Anderson Sheriff's Office	864-260-4400
Anderson Police	864-231-2277
Belton Police	864-338-8448
Clemson Police	864-624-2000
Easley Police	864-859-4025
Honea Path Police	864-369-0580
Iva Police	864-348-6191
West Pelzer Police	864-947-8247
Williamston Police	864-847-7425

Greenville County

Greenville Law Enforcement Center (LEC)	864-271-5333
Greenville County Sheriff's Office	864-271-5210
Fountain Inn Police	864-862-4461
Greenville Police	864-467-5258
Greer Police	864-848-2155
Mauldin Police	864-289-8900
Simpsonville Police	864-967-9536
Travelers Rest Police	864-834-9029

Laurens County

Laurens County Sheriff's Office	864-984-4967
Clinton Department of Public Safety (Police)	864-833-7512
Laurens Police	864-984-3532
Ware Shoals Police	864-456-7445





Non-Emergency Police Dept. Phone Numbers Cont.



Spartanburg County

Spartanburg County Sherriff's Office	864-596-2075
Campobello Police	864-468-4545
Chesnee Police	864-461-2225
Cowpens Police	864-463-3201
Duncan Police	864-949-6600
Inman Police	864-472-2828
Landrum Police	864-457-7281
Lyman Police	864-439-8445
Pacolet Police	864-474-3002
Spartanburg Police	864-596-2376
Wellford Police	864-439-2436
Woodruff Police	864-476-8131

Pickens County

Pickens County Sheriff's Office	864-898-5500
Central Police Department	864-639-4020
Clemson Police Department	864-624-2000
Clemson University Police Department	864-656-2222
Easley Police Department	864-825-4025
Pickens Police Department	864-878-6366
Liberty Police Department	864-843-3956

Cherokee County

Gaffney Police Department	864-489-8115
Cherokee County Sheriff's Office	864-489-4722
Blacksburg Police Department	864-839-2331



Non-Emergency Fire Department Phone Numbers



Anderson County Fire Departments

Anderson City FD	864-231-2256
Anderson County FD	864-260-4016
Broadway FD	864-964-0990
Centerville Volunteer FD	864-260-4016
Cheddar FD	864-338-9525
Belton FD	864-338-7048
Double Springs	864-287-9860
Ebenezer FD	864-296-8438
Friendship FD	864-369-6760
Honea Path FD	864-369-2976
Piercetown Volunteer FD	864-224-6679
Powdersville FD	864-260-4016
Sandy Springs FD	864-225-0147
South Greenville Fire District (Pelzer)	864-243-5650
Townville FD	864-287-2299
West Pelzer FD	864-947-9453
Williamston FD	



Greenville County Fire Departments

Belmont FD	864-277-7231
Berea Public Service District (Greenville)	864-294-4848
Boiling Springs Fire District (Greenville)	864-268-7780
Greer FD	864-848-2166
Donaldson FD	864-277-0110
Duncan Chapel FD	864-294-4827
Dunklin FD	864-444-6168

Non-Emergency Fire Department Phone Numbers Cont.



Greenville County Fire Departments Cont.

East Simpsonville FD	864-288-1173
Fountain Inn FD	864-862-0010
Gantt FD	864-277-3381
Greenville City FD	864-467-4450
Lake Cunningham FD	864-895-1212
Mauldin FD	864-288-5094
North Greenville FD	864-834-9332
Parker District FD	864-467-2683
Pelham Batesville FD	864-877-1247
Piedmont Park Fire District	864-244-5034
River Falls FD	864-836-3203
Simpsonville FD	864-967-9545
Slater-Marietta FD	864-836-3143
Taylors FD	864-244-3980
Tigerville Volunteer FD	864-467-7099
Travelers Rest FD	864-834-5536
Wade Hampton FD	

Laurens County Fire Departments



Clinton Department of Public Safety (Fire)	864-833-7507
Cross Hill.	864-998-3973 OR 864-992-0594
Ekorn FD	864-861-2862
Gray Court FD	864-876-9534
Hickory Tavern FD	864-575-2399
Joanna FD	864-679-6630
Laurens FD	864-984-3312
Mountville FD	864-994-3045
Ware Shoals FD	864-861-2662
Waterloo FD	864-677-2313

Non-Emergency Fire Department

Phone Numbers Cont.



Spartanburg County Fire Departments

Arkwright FD	864-585-8840
Boiling Springs Fire District (Spartanburg)	864-578-6200
Cherokee Springs Fire District	864-578-9651
Chesnee Community Volunteer FD	864-461-2900
Converse FD	864-578-2616
Cooley Springs-Fingerville FD	864-461-4146
Cowpens FD	864-463-6722
Croft Fire District	864-582-7638
Drayton FD	864-585-1855
Duncan FD	864-439-1877
Glassy Mountain FD	864-579-3804
Glendale FD	864-579-3804
Greenville-Spartanburg Airport FD	864-848-6216
Hilltop Area FD	864-585-1111
Hobbysville FD	864-969-3473
Holly Springs Volunteer FD	864-848-4107
Inman FD	864-472-6363
Inman Mills FD	864-472-5290
Landrum FD	864-457-3101
Mayo FD	864-461-4111
New Prospect FD	864-592-9121
North Spartanburg Fire and Emergency Service District	864-578-1616
Pacolet Station Fire District, Station 1	864-474-3054
Pacolet Station Fire District, Station 2	864-474-2154
Poplar Springs Fire Service Area	864-574-6554
Roebuck FD	864-574-5676
Spartanburg City FD	864-596-2083
Startex FD	864-439-4528
Tyger River Fire Station Area	864-879-3157
Una Community FD	864-576-7682
Westview-Fairforest FD	864-576-2529
Whitney Area Volunteer FD	864-582-8745
Woodruff FD	864-476-8121
Youngs FD	864-876-3036

Non-Emergency Fire Department Phone Numbers Cont.



Pickens County Fire Departments

Central Fire	864-639-6262
Central Rural Fire	864-653-9901
Crosswell FD	864-855-2452
Dacusville FD	864-855-4241
Easley Fire Station 1	864-855-7913
Easley Fire Station 2	864-859-2204
Easley Fire Station 3	864-855-2590
Easley Rural District	864-859-8950
Holly Springs FD	864-878-5000
Keowee Springs FD	864-868-2330
Liberty FD	864-843-2321
Liberty Rural FD	864-843-2321
Norris Fire	864-639-2032
Pickens FD	864-878-2610
Pumpkintown FD	864-878-3473
Rocky Bottom FD	864-878-5000
Shady Grove FD	864-868-7381
Six Mile FD	864-868-0733



Cherokee County Fire Departments

Antioch Volunteer FD	864-936-7683
Asbury Rehoboth Volunteer FD	864-487-8917
Blacksburg Volunteer FD	864-839-6061
Buffalo Volunteer FD	864-839-4500
Cherokee Creek Volunteer FD	864-489-0172
CKC Volunteer FD	864-839-4117
Corinth Volunteer FD	864-487-5052
Draytonville-McKown Mnt.—Wilkinsille Volunteer FD	864-489-2194
Gaffney FD	864-487-8517
Goucher-White Plains Volunteer FD	864-488-0018
Grassy Pond FD	864-487-1090
Twin Rivers Volunteer FD	864-489-4012

Phone Numbers for Major Animal Hospitals



Anderson County

Animal Hospital at Liberty Highway864-209-1960
Banfield Pet Hospital864-209-1968

Greenville County

Banfield Pet Hospital—Greer864-416-1957
Banfield Pet Hospital—Woodruff864-735-0933
Twin Oaks Veterinary Clinic864-416-1904

Laurens County

Clinton Animal Hospital—Clinton864-833-2487
Family Pet Medicine864-682-4800
Holmes Veterinary Hospital864-984-2365
Trinity Ridge Animal Hospital864-682-8724

Spartanburg County

Banfield Pet Hospital—Greer864-416-1957
Banfield Pet Hospital—Spartanburg864-381-7967
Reidville Road Animal Hospital864-381-8969



Animal Care



Have a carrier for your animal. You could use a cardboard temporary carrier for emergencies.

Water, any special food, and dry food

Contact local veterinarians to see if they are prepared for animals

Medications for your pet

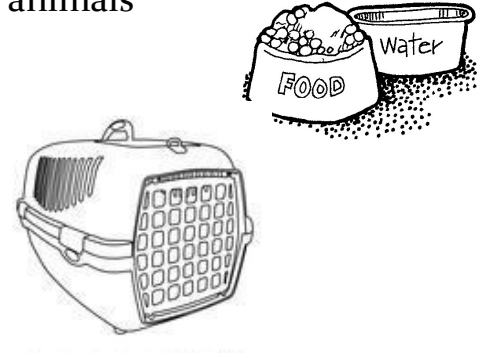
Leash

Muzzle

Litter

Pooper scooper and plastic bags

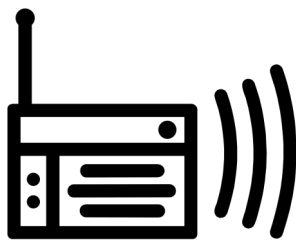
Red Cross Shelters do not take in pets. Working animals are allowed.



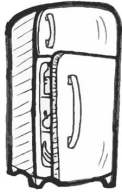
American Red Cross

American Red Cross Shelters

LISTEN TO YOUR RADIO AND/OR WATCH YOUR LOCAL NEWS CHANNEL TO SEE WHICH OF YOUR LOCAL RED CROSS SHELTERS ARE OPEN. ONLY GO TO THE SHELTER LOCATION WHERE YOU ARE INSTRUCTED TO GO!



What to throw out and when during and after a power outage if help above 40 degrees for more than two hours.



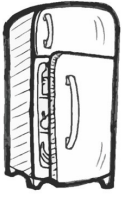
	SAFE	DISCARD
eat, Poultry, Seafood: fresh, leftover or thawing		X
g, Meat, Tuna, Shrimp, or chicken salad		X
avy, Stuffing		X
Lunchmeats, hot dogs, bacon, sausage, dried beef		X
Pizza (any kind)		X
Canned hams labeled: Keep refrigerated		X
Canned meats (opened)		X
Soft Cheese: blue/bleu, Roquefort, Brie, Camembert, Colby, cottage, cream, Edam, Monterey Jack, Ricotta, Mozzarella, Muenster, Neufchatel		X
Hard Cheese: Cheddar, Swiss, Parmesan, Provolone, Romano	X	
Shredded Cheese		X
Low Fat Cheese		X
Grated Parmesan, Romano or combination (in car or jar)	X	
Processed Cheese	X	
Milk, Cream, Sour Cream, buttermilk, evaporated milk, yogurt		X
Butter, Margarine	X	
Baby formula		X
Eggs: fresh, hard cooked in shell, egg dishes, egg products		X
Custards and Puddings		X
Casseroles, soups, stews		X
Fruits: fresh	X	
Fruits: fresh (cut open)		X
Fruits: dried (raisins, dates, etc)	X	
Fruit Juices (opened)	X	
Canned Fruits (open)	X	
Mayonnaise, tarter sauce, horseradish (opened)		X



***Discard if above 50 degrees
for over 8 hours**



The
VICTORIA COTTLE
Group



	SAFE	DISCARD
Peanut Butter, Jelly	X	
Mustard, Ketchup, Relish	X	
Barbeque, Soy, Taco sauces	X	
White Win, Worcestershire Sauce		X
Fish Sauces (oyster Sauce)		X
Hoisin Sauce		X
Vinegar-based dressing (opened)	X	
Creamy-based dressing (opened)		X
Spaghetti Sauce (opened)	X	
Bread, Rolls, Cakes, Muffins, Quick Breads	X	
Biscuits (refrigerator type) rolls, cookie dough		X
Pasta, fresh or cooked		X
Pasta salads with mayonnaise or vinaigrette		X
Cheesecake		X
Breakfast foods: waffles, pancakes, bagels	X	
Pastries (cream filled)		X
Pies: Custard, Cheese filled, chiffon		X
Pies: Fruit	X	
Mushrooms	X	
Olives	X	
Herbs, Spices	X	
Greens: pre-cut, re-washed, packaged		X
Vegetables (raw)		X
Vegetables (cooked)	X	
Vegetable juice (opened)		X
Potatoes (baked)		X
Garlic in oil (commercial)		X
Potato Salad		X





Freezer Foods

	Sill contains ice crystals; feels as cold as if refrigerated	Above 40 degrees for over 2 hours
Beef, veal, lamb, pork (cut or ground)	REFREEZE	DISCARD
Poultry (cut or ground)	REFREEZE	DISCARD
Meats: liver, kidney, heart, Chitterlings	REFREEZE	DISCARD
Casseroles, stews, soups	REFREEZE	DISCARD
Fish, shellfish, breaded seafood products	REFREEZE	DISCARD
Milk	REFREEZE	DISCARD
Eggs (shell-free), egg products	REFREEZE	DISCARD
Ice cream, frozen yogurt	DISCARD	DISCARD
Cheese (soft, semi-soft)	REFREEZE	DISCARD
Cheese (hard)	REFREEZE	REFREEZE
Cheese (shredded)	REFREEZE	DISCARD
Casseroles containing milk, cream, egg, soft cheese	REFREEZE	DISCARD
Cheesecake	REFREEZE	DISCARD
Fruit Juice	REFREEZE	REFREEZE
Fruit (home or commercial blanched)	REFREEZE	REFREEZE
Breads, rolls, muffins, cakes (without custard)	REFREEZE	REFREEZE
Cakes, pies, pastries (with custard or cheese fillings)	REFREEZE	DISCARD
Pie crust, commercial or homemade bread dough	REFREEZE	REFREEZE
Casseroles (pasta, rice based)	REFREEZE	DISCARD
Flour, Cornmeal, Nuts	REFREEZE	REFREEZE
Breakfast items (waffles, pancakes, bagels)	REFREEZE	REFREEZE
Frozen meals, entrees, specialty items	REFREEZE	DISCARD
Pizza, sausage & biscuit, meat pie, convenience food	REFREEZE	DISCARD



Important Contacts:



Insurance Agency: _____

Agent's Name: _____

Phone Number: _____

Policy Number: _____

Website: _____

Doctor's Name: _____

Phone Number: _____

Address: _____

Medical Insurance #: _____

Emergency Contacts

Name: _____

Relationship: _____

Number: _____

Name: _____

Relationship: _____

Number: _____

Name: _____

Relationship: _____

Number: _____





Rental Company - Brought to you by The Victoria Cottle Group

It was wonderful speaking with you today. Please see the list below of rental companies, the www.americanhomes4rent.com is definitely going to be your best way in finding a home to rent. They have the biggest selection.

I personally do not have any rentals – however below is a list of property management companies that might help. I will also check with agents to see what they have for renting as well.

Just remember to ask them that the payments are being made to the mortgage company to ensure the seller is not going into foreclosure or short sale. Ask them who the police department is – so you can call to ensure it is a safe neighborhood?

Always drive through the neighborhood, day, evening and weekend to see the activity that is going on – good or bad....

Make sure the landlord takes care of any repairs and who to call in the event of an emergency – Like toilets backing up, no power, air conditioning or heat going out. Please call or email me anytime for questions or concerns. Just a heads up, some of these companies may have changed locations.

Major source of property rentals is this website:

<https://americanhomes4rent.com/MetroAreas/Greenville>

(864) 293-7620

(I recently heard of a company that can rent fully furnished places and is connected all over the United States)

Hello Landing

<https://www.hellolanding.com/>

Available 24/7 to answer questions. Text or call them at the number below
415-231-1701

hello@hellolanding.com

(say goodbye to being trapped in a lease. Landing members have access to thousands of apts with flexible leases.

JPMac Properties

Jenielle Pate

Cell: 864-419-9142

Email: jeniellepate@gmail.com

Website: www.upstateSCrentals.com



Property Management - Greenville

Ron A. Mogard

1315 Haywood Road Suite 5

Greenville, SC 29615

Office: (864) 451-8745

Cell: (864) 419-9142

Vela Verdae

www.veloverdaeapartments.com

[205 Verdae Blvd, Greenville, SC 29607](#)

[Send directions to phone](#)

(864) 373-9777

1-3 Beds · 1-2 Baths

\$950 - \$1,750



- **Scroll down to Property Management Companies!**

- Azalea Hill Apartment Homes
- [Save Property Save](#)
- \$900 - \$1795
- 1600 Azalea Hill Drive, Greenville, SC 29607
- **(864) 438-2206**

[Extended Stay Greenville SC - Low Weekly Rates - intownsuites.com](#)

[Ad](#) www.intownsuites.com/Greenville-SC (855) 347-0934

Fully Furnished Long-Term Hotel with Apartment-Style Amenities. Book Today!
No Lease · Weekly Housekeeping · No Credit Check

[Greenville Locations](#)

[Corporate Clients](#)

[We Have 189 Locations](#)

[Amenities](#)

[Greenville Extended Stay - Your Home Away From Home](#)

[Ad](#) www.extendedstayamerica.com/

4.2 [rating](#) for extendedstayamerica.com

For a Day, A Week or Longer! Free WiFi & Full Kitchen. Book Direct at ESA.com
Save With Extended Perks · Instant rewards. Join Now

Amenities: Free WiFi, Free Grab & Go Breakfast, Fully Equipped Kitchens, Pet Friendly,
On Site Laundry

- [Weekly Deals](#)
- [Extended Perks Program](#)
- [Special Promotions](#)
- [Stay More, Save More](#)



WoodSpring Suites Greenville
2.9 (35) · 2-star hotel
Extended-stay hotel with free Wi-Fi
5.6 mi



Extended Stay America Greenville - Haywood Mall
3.1 (38) · 2-star hotel
Casual all-suite hotel with a pool
7.8 mi

Extended Stay America Greenville - Airport.
3.5 (28) · 2-star hotel
Informal all-suite hotel with laundry
8.5 mi
About pricing

[Extended Stay Hotel | WoodSpring Suites Greenville - Value Place](https://www.valueplace.com/extended-stay-hotels/.../south-carolina/greenville/woodsp...)
<https://www.valueplace.com/extended-stay-hotels/.../south-carolina/greenville/woodsp...>

Greenville is located in the northwestern corner of **South Carolina** along I-85, one of the busiest interstates in the nation. The area, commonly referred to as, ...

[TH "a comfortable stay at a great value" - Review of Extended Stay ...](https://www.tripadvisor.com)
<https://www.tripadvisor.com> › ... › Extended Stay America - Greenville - Airport

Rating: 5 - Review by a TripAdvisor user - Price range: \$
Jun 24, 2014 - **Extended Stay America - Greenville - Airport:** TH "a comfortable stay at a **great value**" - See 47 ... Hotel | 3715 Pelham Rd, **Greenville, SC** 29615-5010 | ... I stay here very often, it's a **great value** for overnight or intended stays.
[WoodSpring Suites Greenville - UPDATED 2017 Hotel Reviews ...](https://www.tripadvisor.com)
<https://www.tripadvisor.com> › ... › Greenville › Greenville Hotels

Book WoodSpring Suites Greenville, Greenville on TripAdvisor: See 72 traveler ... Rd. (exit 46), **Greenville, SC** 29605-1351 (Formerly **Value Place Greenville**) All reviews **nice** conversation an **extended stay** place to stay on smoking room ...
[Extended Stay Hotels in Greenville | WoodSpring Suites Hotels](https://www.woodspring.com/extended-stay-hotels/.../south-carolina/greenville/woods...)
<https://www.woodspring.com/extended-stay-hotels/.../south-carolina/greenville/woods...>

WoodSpring Suites, **Extended Stay** Hotels in Greenville. Book weekly, monthly, nightly rates or **long-term stays**. ... **Extended Stay Hotel in Greenville (SC)** ...
[Extended Stay Hotels in Simpsonville, Greenville | WoodSpring Suites ...](https://www.woodspring.com/extended-stay-hotels/.../south-carolina/greenvi)
<https://www.woodspring.com/extended-stay-hotels/.../south-carolina/greenvi>





WoodSpring Suites, **Extended Stay** Hotels in Simpsonville, Greenville. Book weekly, monthly, nightly rates or ... WoodSpring Suites **Extended Stay** Hotel in Simpsonville (SC) Near **Greenville (SC)** ... **Great** location within a few minutes of Hillcrest Memorial Hospital on I-385. SE of I-185 WoodSpring Suites · **Value** Place ...

[Great Value Great People - Review of WoodSpring Suites Greenville ...](#)

<https://www.tripadvisor.co.nz> › ... › **Greenville Hotels** › **WoodSpring Suites Greenville**

Rating: 5 - Review by a TripAdvisor user - Price range: \$68 - \$106

Aug 14, 2014 - WoodSpring Suites Greenville: **Great Value** Great People - See 75 traveler reviews, 28 candid photos, and great deals for **Greenville, SC**, at TripAdvisor. ... **extended stay** in town it is definitely in my opinion the **best value** for ...

[Extended Stay Greenville, SC Hotel - Homewood Suites](#)

homewoodsuites3.hilton.com/en/hotels/south-carolina/...suites...greenville.../index.ht...

The award-winning Homewood Suites **extended stay** hotel in **Greenville, SC** near downtown ... time you need to book a group or special event, Homewood Suites can offer you **great value**. ... Homewood Suites By Hilton Greenville Hotel, Sc - Breakfast Plan your next getaway with great rates at 12 distinct hotel brands.



Tell me a little about yourself...

Fill out the following pages and return them to
Victoria@victoriacottle.com



Name(s): _____

Current Address: _____

Phone Numbers: _____

Home: _____

Work: _____

Mobile: _____

Home: _____

Work: _____

Mobile: _____

E-Mail: _____

Preferred Contact Methods (Highlight or Circle):

Home Number/ Work Number/ Mobile/ Email

of Occupants: _____ Pets: _____

What kinds of pets?

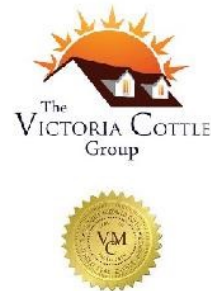
Currently: ☐ Own ☐ Rent ☐ Must sell to purchase ? Yes/No

Desired possession date: _____

Mortgage: ☐ Prequalified ☐ Pre-approved

Lender: _____

Ideal Price: _____ Ideal Monthly Payment: _____



What are you looking for in a home?

Ideal Location(s):

of Bedrooms: _____

Minimum #: _____

of Bathrooms: _____

Minimum #: _____

Lot size:

Garage: _____ How many vehicles? _____

Parking Space: ☐ Boat ☐ Camper ☐ Bus/truck ☐ _____

Age of home: _____ Style: _____

- ☐ Eat-in kitchen
- ☐ Separate dining room
- ☐ Family room
- ☐ Fireplace
- ☐ Workshop
- ☐ Home office
- ☐ Home business

- ☐ Finished basement
- ☐ Fenced yard
- ☐ Deck/patio
- ☐ Pool
- ☐ Waterfront
- ☐ _____
- ☐ _____

Special Requirements:

- ☐ Day care facilities
- ☐ Cultural activities
- ☐ Sports/recreation
- ☐ Elder care
- ☐ School requirements
- ☐ Public transportation

Your ideal home



How long have you been looking for a home? _____

How have you been looking? _____

Did you see anything you liked? _____

What kept you from buying it? _____

Have any agents shown you homes? _____

What was your relationship with the agent?

What did you sign with the agent? _____

If we cannot find everything in the price range and location you want, what would you consider compromising on?

Are some features “deal breakers” that you won’t compromise on?

Is there anything else I should know about your requirements?

Did I Miss Anything?



Maybe there's something in particular you'd love to have in your home, or in your community. Here's your chance to list it!
