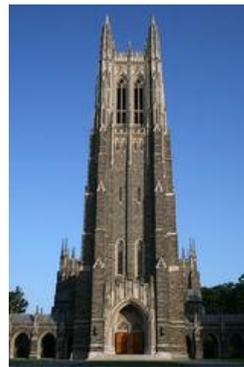


The Owens Team

Working **O**ver
ime For You

**THE OWENS TEAM RELOCATION GUIDE
FOR YOUR MOVE TO
CHAPEL HILL, DURHAM OR CARRBORO**



Andrea and Peter Owens
www.TheOwensTeam.com
(919) 260-8163
891 Willow Drive, Suite 6
Chapel Hill, NC 27514

TABLE OF CONTENTS

	Page
Welcome to The Triangle	3
About The Triangle	3-5
Visitors Information	5
Climate	5
Accommodations	6
Culture and Arts	6-8
Schools and Universities	8-9
Medical Facilities	9
Recreation	9-10
Collegiate Sports	10
Professional Sports	10
Transportation	10
Shopping	11
Motor Vehicles	11
Property Taxes	11
Libraries	12
Why Buyers Choose The Owens Team	12-13
Our Commitment to Buyers	13-14
Our Buyer Services	14-15

Welcome to The Triangle!

“**The Triangle**” North Carolina area surrounds **Research Triangle Park (RTP)** and is made up of three distinct cities that form a triangle based on their geographical locations: **Raleigh, Durham, and Chapel Hill**. The region has numerous suburbs and an estimated population of 1.8 Million.

RTP, commonly called “**The Park**,” is named for the famous research park created in the late 1950s. Because of RTP and the world-class universities, the Triangle is recognized for being one of the top research areas in the country.

RDU is the name of the Raleigh Durham International Airport.

Celebrated for dominating **ACC** sports, the Triangle has three **NCAA** Universities: the **University of North Carolina at Chapel Hill, Duke University, and North Carolina State University**. Wake Forest University also participates in the ACC but is located in Winston Salem and is part of the Triad region of North Carolina.

The Triangle is renowned for its world-class medical facilities. **Durham** is hailed as the “**City of Medicine**” with **Duke University Health System** being one of the largest medical employers in the state. The **UNC Health Care System** is based in Chapel Hill and **Wake Med** is in Raleigh/Wake County.

IBM, Lenovo, SAS, Red Hat, Qualcomm, Bayer, the EPA, Cisco Systems, Burt’s Bees, GlaxoSmithKline, the US Forest Service, and Duke University are among the top employers in the Triangle.

The Triangle consistently ranks as one of the best regions in the USA to live and work.

- The A & E Channel recognized Chapel Hill as the #2 city in their “Top Ten Cities to Have it All” and Money magazine rated the town as the #1 “Best Place to Live in the South.”
- In 2009, Forbes Magazine ranked Durham #3 best place for business and career.
- Raleigh is commonly called “The Smithsonian of The South” due to its world-class museums and historic sites.

About The Triangle

Carrboro

Established in 1911, the town of Carrboro, situated next to Chapel Hill and UNC, is hailed as “The Paris of the Piedmont.” The town is made up of writers, artists, musicians, and their followers and thrives on the establishment of locally owned small businesses. Entertainment and restaurants are within walking distance for most of the 19,178 residents.

Cary

Cary is a quiet and peaceful community and is known for being one of the safest cities in America. In 2003, Cary was listed in Money Magazine as one of the best places to live in the United States. The January 2004 issue of Money Magazine names Cary as the hottest town in the East and one of six Hottest Towns in America. In August 2006, Cary was again recognized by Money Magazine as one of the Best Small Cities in America, ranking fifth on the magazine's 2006 list of Best Places to Live. Cary's close proximity to the Research Triangle Park (RTP), the 3 main cities (Raleigh, Durham and Chapel Hill) that make up the Triangle and the local universities makes this town a great location. Cary is home to 137,483 residents.

Chapel Hill

Chapel Hill stands out as one of the most desirable communities in North Carolina. A picturesque place with year-round attractions, Chapel Hill is not just a small historic town, but also the home to the University of North Carolina and the Tarheels. In recent years, the A & E Channel recognized Chapel Hill as the #2 city in their "Top Ten Cities to Have it All" and Money magazine rated the town as the #1 "Best Place to Live in the South." The Chapel Hill Public School System is considered to be the best in North Carolina and consists of 17 schools: 10 elementary, 4 middle, 3 high schools. 54,904 year round residents call Chapel Hill home.

Durham

Known as "The City of Medicine," no other city in America exceeds Durham's broad diversity of fine hospitals and allied medical facilities, innovative research laboratories, and major healthcare corporations. Durham, with its 263,592 residents, is home to Duke University and the world-renowned Duke University Medical facility. 80% of RTP is located within Durham. In 2009, Forbes Magazine ranks Durham #3 best place for business and career. When driving around Durham or researching the city, you will occasionally see the word "Bull" in association with Durham. One of the original tobacco companies, formed after the civil war, was called the "Bull Durham Tobacco Factory." The company was named for a bull that appeared on mustard made in Durham, England.

Hillsborough

Hillsborough, founded in 1752, was one of the first towns created following the establishment of Orange County. It was an early colonial town and was used as the home of the North Carolina state legislature during the American Revolution. The town captures this historical essence with the remains of its 18th and 19th century buildings and continues to be a flourishing small town. The town of Hillsborough, approximately 13 miles north of Chapel Hill and northwest of Durham, is ideally located at the junction of Interstate Highways 40 and 85. Hillsborough is home to 10,000 residents

Pittsboro

Pittsboro is the heart of Chatham County, is the county seat, and is one of the fastest growing counties in the state. Its 2500 residents are a diverse group of artists and farmers, merchants and students. Pittsboro is ideally situated at the intersection of US 64 and Hwy 15-501. It is 16 miles south of Chapel Hill, 25 miles west of RTP, and 32 miles west of Raleigh. It's a short drive to the recreation areas at Jordan Lake State Park. The historic architecture of Pittsboro remains an important visual reminder of the town's growth since the late 18th century.

Raleigh

Named for Sir Walter Raleigh, Raleigh is home to the state capital, 405,791 residents, and is also the state's arts center. "The Smithsonian of The South" is best known for its world-class museums, capital area historic sites, professional and amateur sporting events and abundant shopping with nine major retail areas. Greater Raleigh truly offers variety. North Carolina State University (NCSU) is situated

just a short distance from the Capital and is the state's premier engineering, veterinary, and science institution.

RTP, Research Triangle Park

Research Triangle Park, located between Raleigh, Durham, and Chapel Hill was created as a research "park" in 1959. RTP consists of 7,000 acres and 170 companies. 42,000 individuals are employed. The majority of the companies are in research and development. A RTP employee earns an average of \$56,000 per year.

Visitors Information

Chapel Hill Visitors Bureau	http://www.chocvb.org/	(888) 968-2060
Durham Visitors Bureau	http://www.durham-nc.com/	(800) 772-BULL
Chapel Hill-Carrboro Chamber	http://www.carolinachamber.org/	(919) 967-7075
Durham Chamber of Commerce	http://www.durhamchamber.org/	(919) 328-8700

Climate

Chapel Hill, Durham, and Carrboro are centrally located in North Carolina with the mountains to the west and the coast to the east.

Month	Avg. High	Avg. Low	Mean	Avg. Precip.	Record High	Record Low
<u>Jan</u>	49°F	27°F	38°F	4.41 in.	80°F (2002)	-8°F (1985)
<u>Feb</u>	53°F	29°F	42°F	3.62 in.	83°F (1989)	3°F (1996)
<u>Mar</u>	62°F	37°F	49°F	4.48 in.	89°F (1990)	9°F (1980)
<u>Apr</u>	71°F	45°F	58°F	3.22 in.	94°F (1990)	23°F (1985)
<u>May</u>	78°F	54°F	66°F	4.44 in.	98°F (1953)	29°F (1980)
<u>Jun</u>	85°F	62°F	74°F	3.98 in.	103°F (1954)	40°F (1977)
<u>Jul</u>	89°F	66°F	78°F	3.96 in.	105°F (1977)	48°F (1984)
<u>Aug</u>	87°F	65°F	76°F	4.46 in.	106°F (1988)	40°F (1986)
<u>Sep</u>	81°F	58°F	70°F	4.45 in.	102°F (1954)	36°F (1990)
<u>Oct</u>	71°F	45°F	58°F	3.72 in.	97°F (1954)	20°F (1962)
<u>Nov</u>	62°F	37°F	50°F	3.62 in.	87°F (2003)	12°F (1950)
<u>Dec</u>	53°F	30°F	42°F	3.24 in.	80°F (2007)	0°F (1983)

Accommodations

The Carolina Inn	http://www.carolinainn.com/	(800) 962-8519
The Siena Hotel	http://www.sienahotel.com/	(800) 223-7379
Ferrington House Inn	http://www.ferrington.com/house	(800) 277-0130
The Washington Duke Inn	http://www.washingtondukeinn.com/	(800) 443-3853
The Franklin Hotel	http://www.franklinhotelinc.com/	(866) 831-5999
Courtyard by Marriott Chapel Hill	http://www.marriott.com	(800) 321-2211
Residence Inn Chapel Hill	http://www.marriott.com	(800) 321-2211
Hampton Inn Chapel Hill	http://hamptoninn1.hilton.com	(919) 968-3000
Days Inn Chapel Hill	http://www.daysinn.com/	(919) 929-3090
Comfort Inn Durham	http://www.comfortinn.com/	(919) 490-4949
La Quinta Inn Durham	http://www.lq.com	(919) 401-9660

Culture and Arts

PlayMakers Repertory Co	http://www.playmakersrep.org/	(919) 962-PLAY
Carrboro ArtsCenter	http://www.artscenterlive.org/	(919) 929-2787
Carolina Performing Arts	http://www.carolinaperformingarts.org/	(919) 843-3333

Durham Performing Arts Center	http://www.dpacnc.com/	(919) 688-3722
Page Auditorium	http://dukeperformances.duke.edu/	(919) 660-3356
The Carolina Theater	http://www.carolinatheatre.org/	(919) 560-3030
NC Symphony	http://www.ncsymphony.org/	(919) 733-2750
Triangle Chamber Orchestra	http://www.chamberorchestraofthetriangle.org/	
American Dance Festival	http://www.americandancefestival.org/	(919) 684-6402
Progress Energy Center	http://www.progressenergycenter.com/	
TWC Music Pavilion at Walnut Creek	http://www.livenation.com	
Koka Booth Amphitheater	http://boothamphitheatre.com/	(919) 462-2052
Raleigh Amphitheater	http://www.raleighconvention.com/amphitheater/	
RBC Center	http://www.rbccenter.com/	(919) 861-2300
Bull Durham Blues Festival	http://www.bulldurhamblues.org/	(919) 683-1709
Ackland Art Museum	http://www.ackland.org/index.php	(919) 966-5736
Nasher Museum of Art	http://www.nasher.duke.edu/	(919) 684-5135
The NC Museum of Art	http://www.ncartmuseum.org/	(919) 839-6262
Morehead Planetarium	http://www.moreheadplanetarium.org/	(919) 962-1236
Museum of Life and Science	http://www.ncmls.org/	(919) 220-5429

NC Museum of History	http://www.ncmuseumofhistory.org/	(919) 807-7900
Museum of Natural Sciences	http://naturalsciences.org/	(919) 733-7450
NC Botanical Garden	http://www.ncbg.unc.edu/	(919) 962-0522
Sarah P. Duke Gardens	http://www.hr.duke.edu/dukegardens/	(919) 684-3698

Schools and Universities

Chapel Hill Carrboro City Schools	http://www2.chccs.k12.nc.us/	(919) 967-8211
Durham Public Schools	http://www.dpsnc.net/	(919) 560-2000
Orange County Schools	http://www.orange.k12.nc.us/	(919) 732-8126
School Reports	http://www.ncreportcards.org/src/	http://www.greatschools.org/
Durham Academy	http://www.da.org/default.aspx	(919) 493-9595
Duke School	http://www.dukeschool.org/	(919) 493-1827
St. Thomas More School	http://school.st-thomasmore.org/	(919) 929-1546
Emerson Waldorf	http://www.emersonwaldorf.org/	(919) 967-1858
Carolina Friends School	http://www.cfsnc.org/	(919) 383.6602
University of North Carolina at Chapel Hill	http://www.unc.edu/	(919) 962-2211
Duke University	http://www.duke.edu/	(919) 684-8111

NC State University <http://www.ncsu.edu/> (919) 515-2011

Medical Facilities

UNC Hospitals <http://www.unchealthcare.org/site> (919) 966-4131

Duke Hospital http://www.dukehealth.org/locations/duke_hospital/ (888) ASK-DUKE

Durham Regional Hospital <http://www.durhamregional.org/> (919) 470-4000

Veterans Affairs Medical Center <http://www.durham.va.gov/> (888) 878-6890

Wake Med <http://www.wakemed.org/> (919) 350-8000

Recreation

Jordan Lake <http://www.ncparks.gov/Visit/parks/jord/main.php>

UNC Finley Golf Course <http://tarheelblue.cstv.com/finley/unc-finley.html>

University Lake <http://www.visitchapelhill.org/activities/list/c/lakes-resevoirs/>

Chapel Hill Parks and Rec <http://www.ci.chapel-hill.nc.us/index.aspx?page=74>

Durham Parks and Rec <http://www.ci.durham.nc.us/departments/parks/>

Triangle Sportsplex <http://www.trianglesportsplex.com/> (919) 644-0339

Duke Forest <http://www.dukeforest.duke.edu/location/index.htm>
http://www.trails.com/tcatalog_trail.aspx?trailid=HGD044-033

American Tobacco Trail	http://www.triangletrails.org/
Eno River State Park	http://www.ncparks.gov/Visit/parks/enri/main.php
Umstead State Park	http://www.ncparks.gov/Visit/parks/wium/main.php

Collegiate Sports

The UNC Tarheels	http://tarheelblue.cstv.com/	(800) 722-4335
The Duke University Blue Devils	http://www.goduke.com/	(877) 375-DUKE
The NC State University Wolfpack	http://www.gopack.com/	(919) 865-1510

Professional Sports

Carolina Hurricanes (Hockey)	http://hurricanes.nhl.com/	(866) NHL-CANES
Durham Bulls (Baseball)	http://www.dbulls.com/	(919) 956-BULL
Carolina Mudcats (Baseball)	http://www.minorleaguebaseball.com/index.jsp?sid=t249	

Transportation

Chapel Hill Transit	http://www.townofchapelhill.org/transit	(919) 969-4900
Durham Transit (DATA)	http://data.durhamnc.gov/Index_DATA.cfm	(919) 485-RIDE
Triangle Transit	http://www.triangletransit.org/	(919) 485-RIDE
Duke University Transit	http://parking.duke.edu/buses_vans/index.php	(919) 684-2218

Shopping

Tanger Outlet Mall, Mebane	http://www.tangeroutlet.com/mebane	(919) 304-1520
Morrisville Outlet Mall, Morrisville		(888) 260-7610
University Mall, Chapel Hill	http://www.universitymallinc.com/	(919) 967-6934
Carr Mill Mall, Carrboro	http://www.carrmillmall.com/	(919) 942-8669
Eastgate, Chapel Hill	http://www.shoppingeastgate.com/	
Village Plaza, Chapel Hill	http://www.visitchapelhill.org/activities/list/c/shopping-centers/P10/	
Meadowmont, Chapel Hill	http://www.visitchapelhill.org/activities/list/c/shopping-centers/P0/	
East 54, Chapel Hill	http://www.east54.com/amenities.php?page=shopping	
Southern Village	http://www.southernvillage.com/shops.htm	
Patterson Place, Durham	http://www.durham-nc.com/dining/shop/major-retail-centers.html	
New Hope Commons, Durham	http://www.durham-nc.com/dining/shop/major-retail-centers.html	
Southpoint Mall, Durham	http://www.streetsatsouthpoint.com/	(919) 572-8800

Motor Vehicles

NC Department of Motor Vehicles	http://www.ncdot.org/dmv/	(919) 715-7000
--	---	----------------

A new resident has 60 days after establishing residence to obtain a North Carolina license or learner permit. If a new resident, 18 years or older, is applying for a Class C License, they will be required to take the following: • Knowledge test; • Vision test; • Traffic signs recognition test; and • Driving skills test (if the examiner deems necessary).

Property Taxes

Orange County Tax Assessor	http://www.co.orange.nc.us/revenue/	(919) 245-2725
Durham Tax Assessor	http://www.co.durham.nc.us/departments/txad/	(919) 560-0300

Libraries

Chapel Hill Public Library	http://chapelhillpubliclibrary.org/	(919) 968-2777
Carrboro Public Library	http://www.co.orange.nc.us/library/index.asp	(919) 969-3006
Durham Public Library	http://www.durhamcountylibrary.org/	(919) 560-0100

Why Buyers Choose The Owens Team

Your home is probably the biggest purchase your family will ever make and it involves many decisions that go beyond simply choosing one you like. While you can see a million homes on the web, actually buying your home is another matter entirely...

1. Our Level of Service and Professionalism: When you work with us, you really get the best of both worlds. We work together, as needed, giving you double the coverage with two sets of ears and eyes and twice the energy as a single agent! We're old school when it comes to exceeding expectations and new school when it comes to techniques. We provide old-fashioned service with a new generation attitude!

2. Our Success Rate: We have nearly a 100% closing success rate.

Read what some of our satisfied clients said about their experience with us:

"Andrea and Peter always had our best interests in mind..."

"...listened very carefully to what we wanted in a house, and has a keen eye for detail when looking at properties. We couldn't be happier with our choice to work with Andrea and Peter..." Megan and Brian McManus

"I would highly recommend her..."

"...Andrea's energy, experience, and wisdom kept the purchase of the home on the timeline I desired." Marie Zeldin

"...Andrea wowed us during our...transactions..."

"Thanks to Andrea, the purchase of our new home went thru without a hitch..." Perri Kersh

"Andrea's professionalism shined with every phone call, email and in-person appointment."

"As my real estate agent, she patiently sought my ideal house and answered my plethora of questions. Through to the final signed papers, I felt she had my best interests in mind. I love the house we found!" Neidra Clark

3. We Represent Your Best Interests: As a Buyer's Agent, we represent your best financial interests and will negotiate the best possible price for your new home.

4. We're Natives to North Carolina and the Triangle Area: Not only are we knowledgeable of the area, but having moved around the USA ourselves, we're familiar with the moving process. We are here to provide advice in order to make your move goes as smooth as possible.

5. We Provide Access to Every Home on the Market, Not Just Those We Have Listed: You will have full access to all homes available for sale and even some listings not yet on the MLS, through our professional real estate affiliations. We know that when you're contemplating purchasing a home, you'd like to see every home on the market that meets your specifications. We're here to provide that service for you.

6. We Ask Important Questions: What is the true market value of the home you are interested in? Is it priced too high? Is it a bargain that you should jump on? We help home buyers make decisions like this every day and we'll make sure that you get the best value possible!

7. Our Services as your Buyer Agent are FREE: Working with us will save you money on the price of your next home purchase. We will help you negotiate the best possible terms! You will not usually get a discount by going to the seller directly. Negotiating without buyer representation usually proves to be very costly.

8. We Provide Education for Home Buyers: We take great pride in educating consumers and turning the table in your favor. There are many steps in the home buying process and we want you make sure you understand each step.

9. We Have Knowledge of the Market: Our expertise is invaluable. Our expert local knowledge of the Chapel Hill, Carrboro, Durham and surrounding areas should be invaluable to you, not just in terms of real estate, but also schools, neighborhoods, the local economy, and more.

10. Our Drive is Unmatched: In order to ensure a smooth transaction at every stage, we team up with lenders, attorneys, home inspectors, and contractors. Our clients trust us to handle the details! We want to make Real Estate Real Simple!

Our Commitment to Buyers

IF YOU ARE BUYING A HOME YOU WANT:

- To find a home that meets your tastes and needs
- To find a home that you can afford
- To find this home without any unpleasant surprises

OUR COMMITMENT TO YOU WHEN YOU ARE BUYING A HOME:

- > An Initial In-Depth Consultation
 - To learn what you want and need in a home
 - To match your lifestyle with a community
 - To discuss with you the best potential financing programs for you
 - To show you homes currently on the market that best meet your taste and needs

- > Qualified Counseling on Your Choice of a Home
 - To discuss the benefits and drawbacks of each available home in relation to your specific needs and tastes
 - To advise you of the fair market value of the home you wish to purchase
 - To work with you and your loan officer so that you obtain an estimated settlement expense sheet for the home

- > Expert Assistance in the Purchase of a Home
 - Handling all the detail work and negotiations, including the home inspections, survey, settlement appointment, etc.
 - Carefully explaining all written documents to you and give you a copy of everything you sign
 - Work with the loan officer to assure your loan is approved in a timely manner
 - Reviewing all closing documents and accompanying you to the closing

Our Buyer Services

<u>SERVICES PROVIDED</u>	<u>BUYER'S AGENT</u>	<u>SELLER'S AGENT</u>
FULL SERVICE We will devote full attention to your needs as a buyer without an obligation to match you to a specific property.	YES	NO
CONFIDENTIALITY You can provide us with information without fear of harming your negotiation position.	YES	NO
UNDIVIDED LOYALTY We will suggest alternative properties and increase the supply of appropriate properties for you.	YES	NO

PROPERTY SELECTION	YES	NO
Our responsibility will be to find the best property for you using all available resources.		
PRIORITY SERVICE	YES	NO
We will notify you of new listings and give you the opportunity to view these properties first.		
BROADER PRICE RANGE	YES	NO
Property selection is not limited to the seller's list price. The ability to negotiate a lower price increases.		
OBJECTIVE EVALUATION	YES	NO
We will assist you in making an objective analysis of a property, including both positives and negatives.		
COMPARITIVE PROPERTY ANALYSIS	YES	NO
We will assist you in making an objective comparison to competing properties.		
STRATEGY	YES	NO
We will develop a negotiating strategy with you.		
BUYER'S ADVOCATE	YES	NO
We will make suggestions, which will strengthen your negotiating power.		
COMPARITIVE MARKET ANALYSIS	YES	NO
We will provide price counseling by analyzing information on similar properties that are currently on the market and ones that have recently sold.		