



STATE OF NORTH CAROLINA
RESIDENTIAL PROPERTY AND OWNERS' ASSOCIATION DISCLOSURE STATEMENT

Instructions to Property Owners

1. The Residential Property Disclosure Act (G.S. 47E) ("Disclosure Act") requires owners of residential real estate (single-family homes, individual condominiums, townhouses, and the like, and buildings with up to four dwelling units) to furnish buyers a Residential Property and Owners' Association Disclosure Statement ("Disclosure Statement"). This form is the only one approved for this purpose. A disclosure statement must be furnished in connection with the sale, exchange, option, and sale under a lease with option to purchase where the tenant does not occupy or intend to occupy the dwelling. A disclosure statement is not required for some transactions, including the first sale of a dwelling which has never been inhabited and transactions of residential property made pursuant to a lease with option to purchase where the lessee occupies or intends to occupy the dwelling. For a complete list of exemptions, see G.S. 47E-2.
2. You must respond to each of the questions on the following pages of this form by filling in the requested information or by placing a check (✓) in the appropriate box. In responding to the questions, you are only obligated to disclose information about which you have actual knowledge.
 - a. If you check "Yes" for any question, you must explain your answer and either describe any problem or attach a report from an attorney, engineer, contractor, pest control operator or other expert or public agency describing it. If you attach a report, you will not be liable for any inaccurate or incomplete information contained in it so long as you were not grossly negligent in obtaining or transmitting the information.
 - b. If you check "No," you are stating that you have no actual knowledge of any problem. If you check "No" and you know there is a problem, you may be liable for making an intentional misstatement.
 - c. If you check "No Representation," you are choosing not to disclose the conditions or characteristics of the property, even if you have actual knowledge of them or should have known of them.
 - d. If you check "Yes" or "No" and something happens to the property to make your Disclosure Statement incorrect or inaccurate (for example, the roof begins to leak), you must promptly give the buyer a corrected Disclosure Statement or correct the problem.
3. If you are assisted in the sale of your property by a licensed real estate broker, you are still responsible for completing and delivering the Disclosure Statement to the buyers; and the broker must disclose any material facts about your property which he or she knows or reasonably should know, regardless of your responses on the Disclosure Statement.
4. You must give the completed Disclosure Statement to the buyer no later than the time the buyer makes an offer to purchase your property. If you do not, the buyer can, under certain conditions, cancel any resulting contract (See "Note to Buyers" below). You should give the buyer a copy of the Disclosure Statement containing your signature and keep a copy signed by the buyer for your records.

Note to Buyer: If the owner does not give you a Residential Property and Owners' Association Disclosure Statement by the time you make your offer to purchase the property, you may under certain conditions cancel any resulting contract without penalty to you as the buyer. To cancel the contract, you must personally deliver or mail written notice of your decision to cancel to the owner or the owner's agent within three calendar days following your receipt of the Disclosure Statement, or three calendar days following the date of the contract, whichever occurs first. However, in no event does the Disclosure Act permit you to cancel a contract after settlement of the transaction or (in the case of a sale or exchange) after you have occupied the property, whichever occurs first.

5. In the space below, type or print in ink the address of the property (sufficient to identify it) and your name. Then sign and date.

Property Address: 1271 Quail Cir, Creedmoor, NC 27522

Owner's Name(s): Opendoor Property Trust I

Owner(s) acknowledge(s) having examined this Disclosure Statement before signing and that all information is true and correct as of the date signed.

Authorized Signer on Behalf of

Owner Signature: Megan Meyer Opendoor Property Trust I

Date Oct 15th, 2023

Owner Signature: _____

Date _____

Buyers acknowledge receipt of a copy of this Disclosure Statement; that they have examined it before signing; that they understand that this is not a warranty by owners or owners' agents; that it is not a substitute for any inspections they may wish to obtain; and that the representations are made by the owners and not the owners' agents or subagents. Buyers are strongly encouraged to obtain their own inspections from a licensed home inspector or other professional. As used herein, words in the plural include the singular, as appropriate.

Buyer Signature: _____

Date _____

Buyer Signature: _____

Date _____

The following questions address the characteristics and condition of the property identified above about which the owner has actual knowledge. Where the question refers to "dwelling," it is intended to refer to the dwelling unit, or units if more than one, to be conveyed with the property. The term "dwelling unit" refers to any structure intended for human habitation.

	Yes	No	No Representation
1. In what year was the dwelling constructed? <u>2005</u> Explain if necessary: _____			[]
2. Is there any problem, malfunction or defect with the dwelling's foundation, slab, fireplaces/chimneys, floors, windows (including storm windows and screens), doors, ceilings, interior and exterior walls, attached garage, patio, deck or other structural components including any modifications to them?	[]	[]	[■]
3. The dwelling's exterior walls are made of what type of material? [] Brick Veneer [] Wood [] Stone [■] Vinyl [] Synthetic Stucco [] Composition/Hardboard [] Concrete [] Fiber Cement [] Aluminum [] Asbestos [] Other _____ (Check all that apply)			[■]
4. In what year was the dwelling's roof covering installed? <u>Unknown</u> (Approximate if no records are available) Explain if necessary: <u>Seller has no knowledge of installation dates.</u>			[■]
5. Is there any leakage or other problem with the dwelling's roof?	[]	[]	[■]
6. Is there any water seepage, leakage, dampness or standing water in the dwelling's basement, crawl space, or slab?	[]	[]	[■]
7. Is there any problem, malfunction or defect with the dwelling's electrical system (outlets, wiring, panel, switches, fixtures, generator, etc.)?	[]	[]	[■]
8. Is there any problem, malfunction or defect with the dwelling's plumbing system (pipes, fixtures, water heater, etc.)?	[]	[]	[■]
9. Is there any problem, malfunction or defect with the dwelling's heating and/or air conditioning?	[]	[]	[■]
10. What is the dwelling's heat source? [] Furnace [] Heat Pump [] Baseboard [■] Other <u>Unknown</u> (Check all that apply)... Age of system: <u>Unknown</u>			[■]
11. What is the dwelling's cooling source? [■] Central Forced Air [] Wall/Window Unit(s) [] Other _____ (Check all that apply)... Age of system: <u>Unknown</u>			[]
12. What are the dwelling's fuel sources? [■] Electricity [] Natural Gas [] Propane [] Oil [] Other _____ (Check all that apply) If the fuel source is stored in a tank, identify whether the tank is [] above ground or [] below ground, and whether the tank is [] leased by seller or [] owned by seller. (Check all that apply)			[]
13. What is the dwelling's water supply source? [] City/County [] Community System [] Private Well [] Shared Well [■] Other <u>South Granville Water and Sewer</u> (Check all that apply)			[]
14. The dwelling's water pipes are made of what type of material? [] Copper [] Galvanized [] Plastic [] Polybutylene [] Other _____ (Check all that apply)			[■]
15. Is there any problem, malfunction or defect with the dwelling's water supply (including water quality, quantity, or water pressure)?	[]	[]	[■]
16. What is the dwelling's sewage disposal system? [] Septic Tank [] Septic Tank with Pump [] Community System [] Connected to City/County System [] City/County System available [] Straight pipe (wastewater does not go into a septic or other sewer system [note: use of this type of system violates state law]) [■] Other <u>South Granville Water and Sewer</u> (Check all that apply)			[]
17. If the dwelling is serviced by a septic system, do you know how many bedrooms are allowed by the septic system permit? If your answer is "yes," how many bedrooms are allowed? _____ [] No records available	[]	[]	[■]
18. Is there any problem, malfunction or defect with the dwelling's sewer and/or septic system?	[]	[]	[■]
19. Is there any problem, malfunction or defect with the dwelling's central vacuum, pool, hot tub, spa, attic fan, exhaust fan, ceiling fans, sump pump, irrigation system, TV cable wiring or satellite dish, garage door openers, gas logs, or other systems?	[]	[]	[■]
20. Is there any problem, malfunction or defect with any appliances that may be included in the conveyance (range/oven, attached microwave, hood/fan, dishwasher, disposal, etc.)?	[]	[]	[■]

Buyer Initials and Date _____ Owner Initials and Date MM 10-15-2023

Buyer Initials and Date _____ Owner Initials and Date _____

- | | Yes | No | No
Representation |
|---|-------|-------|----------------------|
| 21. Is there any problem with present infestation of the dwelling, or damage from past infestation of wood destroying insects or organisms which has not been repaired?..... | [] | [] | [■] |
| 22. Is there any problem, malfunction or defect with the drainage, grading or soil stability of the property? | [] | [] | [■] |
| 23. Are there any structural additions or other structural or mechanical changes to the dwelling(s) to be conveyed with the property?..... | [] | [] | [■] |
| 24. Is the property to be conveyed in violation of any local zoning ordinances, restrictive covenants, or other land-use restrictions, or building codes (including the failure to obtain proper permits for room additions or other changes/improvements)? | [] | [] | [■] |
| 25. Are there any hazardous or toxic substances, materials, or products (such as asbestos, formaldehyde, radon gas, methane gas, lead-based paint) which exceed government safety standards, any debris (whether buried or covered) or underground storage tanks, or any environmentally hazardous conditions (such as contaminated soil or water, or other environmental contamination) located on or which otherwise affect the property? | [] | [] | [■] |
| 26. Is there any noise, odor, smoke, etc. from commercial, industrial, or military sources which affects the property? | [] | [] | [■] |
| 27. Is the property subject to any utility or other easements, shared driveways, party walls or encroachments from or on adjacent property?..... | [■] | [] | [] |
| 28. Is the property the subject of any lawsuits, foreclosures, bankruptcy, leases or rental agreements, judgments, tax liens, proposed assessments, mechanics' liens, materialmen's liens, or notices from any governmental agency that could affect title to the property?..... | [] | [] | [■] |
| 29. Is the property subject to a flood hazard or is the property located in a federally-designated flood hazard area? | [] | [■] | [] |
| 30. Does the property abut or adjoin any private road(s) or street(s)?..... | [] | [] | [■] |
| 31. If there is a private road or street adjoining the property, is there in existence any owners' association or maintenance agreements dealing with the maintenance of the road or street?..... | [] | [■] | [] |

If you answered "yes" to any of the questions listed above (1-31) please explain (attach additional sheets if necessary):

27. Property is a Townhome, party walls present
 Any fireplace conveys and current (as-is) condition. Seller to make no repairs. No known issues. Any windows with possible blown seals to convey in current (as-is) condition. Seller has never occupied this property. Seller encourages Buyer to have their own inspection performed, and to verify all information relating to the property. Buyer is aware that the security system does not convey with the seller of the home. Electronic Locksets, Kwikset 914 (or similar, present and in place) will be removed and replaced with a standard lock prior to the close of escrow.

In lieu of providing a written explanation, you may attach a written report to this Disclosure Statement by a public agency, or by an attorney, engineer, land surveyor, geologist, pest control operator, contractor, home inspector, or other expert, dealing with matters within the scope of that public agency's functions or the expert's license or expertise.

The following questions pertain to the property identified above, including the lot to be conveyed and any dwelling unit(s), sheds, detached garages, or other buildings located thereon.

- | | Yes | No | No
Representation |
|--|-------|-----|----------------------|
| 32. Is the property subject to governing documents which impose various mandatory covenants, conditions, and restrictions upon the lot or unit?..... | [■] | [] | [] |

If you answered "yes" to the question above, please explain (attach additional sheets if necessary):

Property is part of the HOA

33. Is the property subject to regulation by one or more owners' association(s) including, but not limited to, obligations to pay regular assessments or dues and special assessments? If your answer is "yes", please provide the information requested below as to each owners' association to which the property is subject [insert N/A into any blank that does not apply]:

• (specify name) Townhomes at Quail Meadows Homeowners Association Inc. whose regular assessments ("dues") are \$ 121.00 per Month. The name, address, and telephone number of the president of the owners' association or the association manager are CAMS - 1612 Military Cutoff Rd. Suite 108 Wilmington, NC 28403 -(877) 672-2267

• (specify name) Quail Meadows Homeowners Association, Inc whose regular assessments ("dues") are \$ 75.05 per Quarter. The name, address, and telephone number of the president of the owners' association or the association manager are Community Association Management, Limited - P.O. Box 79032 Charlotte, NC 28271-0030 - (704) 565-5009

Buyer Initials and Date _____ Owner Initials and Date MM 10-15-2023

Buyer Initials and Date _____ Owner Initials and Date _____

***If you answered "Yes" to question 33 above, you must complete the remainder of this Disclosure Statement. If you answered "No" or "No Representation" to question 33 above, you do not need to answer the remaining questions on this Disclosure Statement. Skip to the bottom of the last page and initial and date the page.**

	<u>Yes</u>	<u>No</u>	<u>No Representation</u>
34. Are any fees charged by the association or by the association's management company in connection with the conveyance or transfer of the lot or property to a new owner? If your answer is "yes," please state the amount of the fees: <u>Please see attached HOA-related expenses provided to Seller at the time Seller purchase this property.</u> Buyer is encouraged to contact HOA for current information.	☐	☐	☐
35. As of the date this Disclosure Statement is signed, are there any dues, fees, or special assessments which have been duly approved as required by the applicable declaration or bylaws, and that are payable to an association to which the lot is subject? If your answer is "yes," please state the nature and amount of the dues, fees, or special assessments to which the property is subject: _____	☐	☐	☐
36. As of the date this Disclosure Statement is signed, are there any unsatisfied judgments against, or pending lawsuits <i>involving the property or lot to be conveyed</i> ? If your answer is "yes," please state the nature of each pending lawsuit, and the amount of each unsatisfied judgment: _____	☐	☐	☐
37. As of the date this Disclosure Statement is signed, are there any unsatisfied judgments against, or pending lawsuits <i>involving the planned community or the association to which the property and lot are subject</i> , with the exception of any action filed by the association for the collection of delinquent assessments on lots other than the property and lot to be conveyed? If your answer is "yes," please state the nature of each pending lawsuit, and the amount of each unsatisfied judgment: _____	☐	☐	☐
38. Which of the following services and amenities are paid for by the owners' association(s) identified above out of the association's regular assessments ("dues")? (Check all that apply).	<u>Yes</u>	<u>No</u>	<u>No Representation</u>
Management Fees.....	☐	☐	☐
Exterior Building Maintenance of Property to be Conveyed.....	☐	☐	☐
Master Insurance.....	☐	☐	☐
Exterior Yard/Landscaping Maintenance of Lot to be Conveyed.....	☐	☐	☐
Common Areas Maintenance.....	☐	☐	☐
Trash Removal.....	☐	☐	☐
Recreational Amenity Maintenance (specify amenities covered) _____	☐	☐	☐
Pest Treatment/Extermination.....	☐	☐	☐
Street Lights.....	☐	☐	☐
Water.....	☐	☐	☐
Sewer.....	☐	☐	☐
Storm water Management/Drainage/Ponds.....	☐	☐	☐
Internet Service.....	☐	☐	☐
Cable.....	☐	☐	☐
Private Road Maintenance.....	☐	☐	☐
Parking Area Maintenance.....	☐	☐	☐
Gate and/or Security.....	☐	☐	☐
Other: (specify) _____	☐	☐	☐

Buyer Initials and Date _____ Owner Initials and Date MM 10-15-2023
 Buyer Initials and Date _____ Owner Initials and Date _____

Statement of Unpaid Assessments
Townhomes at Quail Meadows Homeowners Association Inc.
CAMS

Property Information:

1271 Quail Cir
 Creedmoor, NC 27522-7235

Seller: [REDACTED]

Buyer: Opendoor Property Trust I

Requestor:

Midtown Property Law
 MPL Team Seller

919-200-4445

Estimated Closing Date: 09-29-2023

General Information

This information is good through	09-29-2023
Is this account in collections?	No
The regular assessment is paid through:	09-30-2023
The regular assessment is next due:	10-01-2023
What day of the month are regular assessments due?	
How many days after the due date is the regular assessment considered delinquent?	15
The penalty for delinquent assessments is:	20.00

Specific Fees Due To Townhomes at Quail Meadows Homeowners Association Inc.

Assessment Data:

Assessment (Frequency: Monthly)	\$121.00
Are there any current special assessments or governing body approved special assessments, against units within the association? If yes, a comment is provided.	No
Owner's current balance due (you may total the owners balance due using the breakdown below):	\$0.00

General Association Information

Are there any violations against this unit?	No
Is the association or the developer (if the project has not been turned over to the homeowners association) involved in any current or pending litigation? If yes, a comment is required. (Do not include neighbor disputes or rights of quiet enjoyment, litigation where the claim amount is known and the insurance carrier will provide defense and coverage, or where the HOA is named as a plaintiff in a foreclosure action or to collect past due assessments).	No

Insurance Information

Insurance broker's or agent's company name:	Hartsfield & Nash Agency Inc
Identify the insurance agent's name:	Karen Brewer
Insurance agent's phone number:	919 556-3698
Insurance agent's fax number:	919 556-8758
Insurance agent's email address:	karen@hartsfield-nash.com



Statement of Unpaid Assessments
Townhomes at Quail Meadows Homeowners Association Inc.
CAMS

Property Information:

1271 Quail Cir
Creedmoor, NC 27522-7235

Seller: [REDACTED]

Buyer: Opendoor Property Trust I

Requestor:

Midtown Property Law

MPL Team Seller

919-200-4445

Estimated Closing Date: 09-29-2023

Closing Department

Closing Department, Closing Department

Date: 09-19-2023

CAMS

Phone: 877-672-2267



Statement of Unpaid Assessments
Townhomes at Quail Meadows Homeowners Association Inc.
CAMS

Property Information:

1271 Quail Cir
Creedmoor, NC 27522-7235

Seller: [REDACTED]

Buyer: Opendoor Property Trust I

Requestor:

Midtown Property Law
MPL Team Seller

919-200-4445

Estimated Closing Date: 09-29-2023

Comments:

Cams requires 2 future months of assessments to be collected at closing.

****PLEASE NOTE:** Assessment subject to change based on budget ratification**

SAVE A STAMP AND SAVE A TREE! UPLOAD THE GRANT OR GENERAL WARRANTY DEED IN THE HOMEWISE PORTAL AFTER THE CLOSING - A COPY OF THE DEED IS REQUIRED TO BE PROVIDED TO THE MANAGEMENT COMPANY.



Statement of Unpaid Assessments
Townhomes at Quail Meadows Homeowners Association Inc.
CAMS

Property Information:

1271 Quail Cir
 Creedmoor, NC 27522-7235

Seller: [REDACTED]

Buyer: Opendoor Property Trust I

Requestor:

Midtown Property Law
 MPL Team Seller

919-200-4445

Estimated Closing Date: 09-29-2023

Fee Summary

Amounts Prepaid

Total **\$0.00**

Fees Due to CAMS

Statement of Unpaid
 Assessments ONLY - At Close
 Payment **\$198.00**

Total **\$198.00**

Fees Due to Townhomes at Quail Meadows Homeowners Association Inc.

Future Assessments **\$242.00**

Total **\$242.00**

Fees Due to HomeWiseDocs.com (Service/Delivery Fees)

HWD Service/Delivery Fee for
 Statement of Unpaid
 Assessments ONLY - At Close
 Payment **\$23.00**

Total **\$23.00**



Statement of Unpaid Assessments
Townhomes at Quail Meadows Homeowners Association Inc.
CAMS

Property Information:

1271 Quail Cir
Creedmoor, NC 27522-7235

Seller: [REDACTED]

Buyer: Opendoor Property Trust I

Requestor:

Midtown Property Law
MPL Team Seller

919-200-4445

Estimated Closing Date: 09-29-2023

PLEASE RETURN THIS FORM WITH YOUR CHECK. PLEASE UPLOAD THE CERTIFIED COPIES OF THE CLOSING DISCLOSURE FORMS (FORMERLY THE HUD-1 FORM) AND THE GRANT OR WARRANTY DEED IN THE PORTAL OR ATTACH IT TO THE CHECK (REQUIRED). PLEASE INDICATE THE CONFIRMATION NUMBER YWMCYKXMV ON THE CHECK TO ENSURE PAYMENT IS CREDITED PROPERLY.

Fees Due to CAMS

Statement of Unpaid Assessments ONLY - At Close Payment	\$198.00
Total	\$198.00

Include this confirmation number YWMCYKXMV on the check for \$198.00 payable to and send to the address below.

CAMS

1612 Military Cutoff Rd. Suite 108

Wilmington, NC 28403

Send one check to Townhomes at Quail Meadows Homeowners Association Inc.

Future Assessments	\$242.00
Total	\$242.00

Include this confirmation number YWMCYKXMV on the check for \$242.00 payable to and send to the address below.

Townhomes at Quail Meadows Homeowners Association Inc.

1612 Military Cutoff Rd. Suite 108

Wilmington, NC 28403

Fees Due to HomeWiseDocs.com (Service/Delivery Fees)

HWD Service/Delivery Fee for Statement of Unpaid Assessments ONLY - At Close Payment	\$23.00
Total	\$23.00

Include this confirmation number YWMCYKXMV on the check for \$23.00 payable to and send to the address below. **Must return the HomeWiseDocs.com Invoice below with payment.******

HomeWiseDocs.com



Statement of Unpaid Assessments
Townhomes at Quail Meadows Homeowners Association Inc.
CAMS

Property Information:

1271 Quail Cir
Creedmoor, NC 27522-7235

Seller: [REDACTED]

Buyer: Opendoor Property Trust I

Requestor:

Midtown Property Law

MPL Team Seller

919-200-4445

Estimated Closing Date: 09-29-2023

5520 Kietzke Lane Suite 200

Reno, NV 89511



HomeWiseDocs.com Invoice

ATTENTION: This page must be returned with check made payable to: HomeWiseDocs.com

Return to:

HomeWiseDocs.com
5520 Kietzke Lane Suite 200
Reno, NV 89511

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Order: **YWMCYKXMV**

Property Information:

1271 Quail Cir
Creedmoor, NC 27522-7235

Fees due to HomeWiseDocs.com: \$23.00

****NOTE:** Other fees might be due and payable to the Management Company and/or HOA.

Attention: This page must be returned with check made payable to: HomeWiseDocs.com.

Please return check with barcode for faster processing



Statement of Unpaid Assessments
Townhomes at Quail Meadows Homeowners Association Inc.
CAMS

Property Information:

1271 Quail Cir
Creedmoor, NC 27522-7235
Seller: [REDACTED]
Buyer: Opendoor Property Trust I

Requestor:

Midtown Property Law
MPL Team Seller
4800 Six Forks Road, Suite 120
Raleigh, NC 27609
919-200-4445
mplteamseller@midtownpropertylaw.com

Closing Information

File/Escrow Number:
Estimated Close Date: 09-29-2023
HomeWiseDocs Confirmation #: YWMCYKXMV

Sales Price: [REDACTED]
Closing Date:
Is buyer occupant? No

Status Information

Date of Order: 09-12-2023
Board Approval Date:
Order Completion Date: 09-19-2023

Order Retrieved Date:
Inspection Date:

Community Manager Information

Company: CAMS
Completed By: Nicole White
Primary Contact: Closing Department
Address:
1612 Military Cutoff Rd. Suite 108
Wilmington, NC 28403
Phone: 877-672-2267
Fax:
Email: closingrequest@camsmgt.com



Closing Attorney Info:

What to expect when working with CAMS



Our goal is to make the closing process smooth! Please review the following important information.

Thank you for submitting your order via Homewise, our online order processing platform where you can:

- **Track your orders online with your order confirmation number**
- **Submit information and upload documents directly to the portal instead of mailing them!**

When CAMS receives a Resale Disclosure request from a Closing Attorney, we place the seller's account on Hold so that online payments will be blocked. The Closing disclosure statement is valid for 30 days from the date issued. If the closing occurs later, please request an updated statement via Homewise.

If we do not receive the closing information from the closing attorney within 45 days, we will send a reminder to the email on file requesting the closing paperwork and reference the seller name and property address.

*** Be sure to add email@camsmgt.com to your 'Safe Senders' list so that you will receive messages.**

- If the Closing has been cancelled, please let us know so that we can reactivate the homeowner's account promptly.
- For transactions that have closed, we require **the property Deed for this closing, showing the Buyer's Name**, and request the Closing Disclosure or HUD statement so that we can properly apply the payments that were collected at closing.

The required documents may be uploaded in Homewise by looking up the order after the closing is complete. CAMS works hard to make electronic communications options available which will save you time and money.

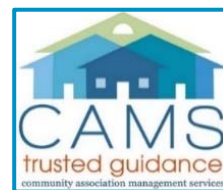
Paper check handling can be reduced by paying electronically at the time of ordering, which also ensures that you can benefit from the online payment discounted rate for the disclosure package.

If you send payment via check after the closing, please make one check payable to CAMS for the order fees and please make one check payable to the Association for Assessments, working capital and association amounts due to be collected at closing as per the Closing Disclosure.

Contact closingrequest@CAMSmgt.com with questions. Thank you!

Welcome to the Community Association!

New Owner QUICK START Info Request



****NOTE TO CLOSING ATTORNEY: PLEASE ENSURE THAT THE BUYER RECEIVES THIS FORM TO
FILL OUT & PLEASE RETURN IT TO OUR OFFICE WITH THE CLOSING DOCUMENTS.****

NEW OWNER- WHAT TO EXPECT: After the real estate closing is complete, the Attorney will send the closing instructions, deed and payment to CAMS. Your new Homeowner Association account will be set-up once we have received these documents. **NOTE THAT IT CAN TAKE 3-6 WEEKS FOR US TO RECEIVE THIS INFORMATION IF AN ATTORNEY SENDS IT BY MAIL.** We do offer electronic options for the attorney to upload the documents to the *HOMEWISE PORTAL* instead of mailing! Please give this form to the attorney or send the information directly to CAMS.

**New Owner information can be submitted online at <https://www.camsmgt.com/new-homeowner>
OR you may complete and return the form below to contactinfo@camsmgt.com*

*If your Association has Amenities: your access to amenities (pool, gate, etc) will not become available until we have received the legal documents required for setting up your Association Account.
Any keys, fobs, remotes and/or passes are to transfer to the new owner at the time of closing.
(If not transferred, the new owner will be responsible for purchase of any new devices or passes.)*

PROPERTY OWNER INFORMATION

Date: _____

Name(s) on Deed: _____

Lot #: _____ Phase: _____ Section: _____ Building #: _____ Unit #: _____ Slip #: _____

GET CONNECTED – we will email your online portal registration info once your account has been set up!

*New Owner's **E-Mail** Address: _____

*Additional **E-Mail** Address: _____

PROPERTY: Community Association name (HOA): _____

Physical address of property: _____

Vacant lot? ☐ Yes ☐ No

*Mailing Address if different from Property: _____

Home Phone: _____

Alternate Phone: _____ Belongs to: _____ (cell / work)

Alternate Phone: _____ Belongs to: _____ (cell / work)

Will you be renting this property out to someone else? If yes, provide name below: ☐ Yes ☐ No

Rental Co or Renter: _____ Phone #: _____

Please visit www.camsmgt.com

We look forward to being of service!

Welcome to your new home!

HERE IS SOME HELPFUL INFORMATION FROM CAMS:

Dear Homeowner,

To ensure that the transition to your new Association will be smooth, please review the information below.

YOUR ACCOUNT INFORMATION

Once we have received the Closing packet for your property you will receive an email from CAMS and you will be able to register for your Association's CAMS Connects™ Owner Portal to access your account information.

***Note that it takes several weeks** for the paperwork to be sent to us from the closing attorney – your patience is appreciated! Make sure that we have your email address on file: <https://www.camsmgt.com/new-homeowner>

PAYMENTS

Your closing attorney should have collected the association assessments that are due in the next 2 months – please refer to your Closing statement or HUD to confirm or contact your attorney with questions. And don't worry - to allow for this transition timeline, late fees are put on Hold until the closing papers and payments have been received and posted to your account, and you have been sent the welcome information!

Once you receive the portal login email, you will be able to register for portal access, view your account and easily set up payments.

- You will be able to set up **Automatic Draft** payments with CAMS after your account has been set up, by logging into the Owner Portal. This enrollment must be made at least 10 days prior to the next regularly scheduled draft date (which is the 10th of each month). Auto-Draft payments are **FREE** and secure!
- If you wish to make a **one-time payment via eCheck, Credit card or Debit card** you can create these payments any time after you have received access to the portal. These payments are made through a third-party payment processor* and the payment will usually post to your account on the same day. You also have the option to set up future **recurring** payments. (*fees vary depending on the payment method.)

You may view helpful information anytime on the CAMS website at <https://www.camsmgt.com/homeowners>

TIP: Click on **COMMUNITY SEARCH** in the top **HOMEOWNERS** menu to pull up your association's documents.

CAMS offers several convenient and secure payment methods and we **strongly encourage paperless communications and electronic payments** for your convenience and security.

To pay by check: click on **ADDITIONAL PAYMENT OPTIONS** in the website menu on the left of the **Make-a-payment** page and go to **Mail My Payments** to find the address. Allow at least 3 weeks if you will mail a check or send payment via your bank's online bill payment portal due to processing and mailing delays beyond our control.



Presented by



Community Association Management, Limited
P.O. Box 79032
Charlotte, NC 28271-0030
(704) 565-5009 Fax:(704) 353-7984

General Information		Quail Meadows Homeowners Association, Inc.	
Closing Agent:	Midtown Property Law -(919) 200-4445-		
Closing Company:	Midtown Property Law		
Escrow/Closing File Number:	233645		
Expected Title Transfer Date:	9/29/2023		
Current Owner(s) Name:	XXXXXXXXXXXXXXXXXXXXXXXXXXXX		
Subject Property Address:	1271 Quail Cir Creedmoor, NC 27522		
Proposed Purchaser Name:	Opendoor Property Trust I		
Proposed Purchaser Contact Information:	(919) 200-4445 acqfulfillment@opendoor.com		
Proposed Purchaser Address After Title Transfer:	1271 Quail Cir Creedmoor NC 27522		
The management company require a copy of the deed at the time of transfer.			
Property In Collections?	NO		
No Additional Comment			

Required at Closing

****IMPORTANT INFORMATION - PLEASE READ****

SEPARATE CHECKS REQUIRED. COMMINGLED FUNDS WILL NOT BE ACCEPTED AND WILL BE RETURNED TO CLOSING AGENT FOR REDISTRIBUTION.

Check #1 in the amount of \$160.10 payable to: Quail Meadows Homeowners Association, Inc.
Address:P.O. Box 79032, Charlotte, NC 28271-0030

Check #2 in the amount of \$50.00 payable to: Community Association Management, Limited
Address:P.O. Box 79032, Charlotte, NC 28271-0030

Check Fees Details

Check #1 in the amount of \$160.10 payable to: Quail Meadows Homeowners Association, Inc.

- 1.1) Transfer Fee: \$0.00
- 1.2) Outstanding Fines: \$0.00
- 1.3) Outstanding Periodic Assessments: \$75.05
- 1.4) Outstanding Late Fees: \$10.00
- 1.5) Outstanding Misc Fees: \$0.00
- 1.6) Resale Contribution: \$75.05

Check #2 in the amount of \$50.00 payable to: Community Association Management, Limited

- 2.1) Outstanding misc fees: \$0.00
- 2.2) PostClosingFee Fee: \$50.00

*** Fee Details Notes ***

Outstanding Periodic Assessment is the unpaid quarterly assessment which billed 7/1/23. The seller's portion is \$74.23 for the period of 7/1 - 9/29/23. The seller also owes \$10.00 in late/delinquent fees.

Buyer's portion is .82 for the period of 9/29 - 9/30/23. The Resale Contribution is the buyer's quarterly assessment which bills 10/1/23.

Association Information

Quail Meadows Homeowners Association, Inc.

There is a periodic assessment payable as follows:

Payable to Quail Meadows Homeowners Association, Inc. in the amount of \$75.05, Due: Quarterly

Late Fee: \$5.00, Charged: Last Day of the Month

The following items are included in periodic assessment: Common Area Maintenance, Utilities and Insurance

*** There is no Master Homeowners Association ***

This association is not in a flood zone.

Approval of sale by the HOA is not required.

Type of Association: Detached PUD

Community is located in: Granville

The Association Fiscal Year is January to December

A special assessment for the Property due after this resale certificate is delivered is None payable as follows N/A for the following purpose: N/A.

The capital expenditures approved by the Association for its current fiscal year are .

Current Reserve Account Balance: \$72,373.59.

Capital Contribution due from buyer: None.

Is this unit/home held in Fee Simple? yes

Is the project an Assisted Living Community? If so, what services are provided? No

If condominium, number of Units owned by Developer? N/A

Is renting/leasing permitted? If so, what restrictions exist? Yes, See CCR's

Are pets permitted? If so, are there any restrictions? Yes

Is street parking permitted? If so, are there any restrictions? No assigned spaces. Homeowners of single family homes have their own driveway and garage. Parking is allowed on street.

Is there a key to common areas? If so, is there a deposit/amount?

Is RV/Boat storage permitted? If so, are there any restrictions? Trailers, boats, RV's in garage or out of sight.

What areas of the community is the owner responsible to maintain other than their Unit/Home/Lot?

Violations? None

No additional comments.

Lien, Litigation, Arbitration, Mediation or Other Dispute Resolution Information

No pending litigation.

No current litigation.

There are no pending or current liens affecting this association.

Is the Association involved with any litigation with this specific Association member? If so, explain: No

Has the unit/home been specifically inspected for compliance with covenants in conjunction with this inquiry? No

Does the member have any knowledge of any alterations or improvements to the lot or unit that violate the declaration?
No

Do the governing documents provide for architectural and/or landscaping controls and approval? Yes

Do the governing documents provide for mandatory mediation or arbitration? No

The Association has not received notice from any governmental authority regarding health or building code violations with respect to the Property or any common areas or common facilities owned or leased by the Association.

Insurance Information

Hazard	HOA1000019779-00	LIO Insurance	Trisure	919-469-2473	01/28/2023	01/28/2024
Liability	HOA1000019779-00	LIO Insurance	Trisure	919-469-2473	01/28/2023	01/28/2024
Fidelity	HOA1000019779-00	LIO Insurance	Trisure	919-469-2473	01/28/2023	01/28/2024

Flood Not Applicable

Is any portion of the lot or unit covered by insurance maintained by the Association? If yes, explain: No

No Additional Insurance Comment

Management Information

Management Firm Name: Community Association Management, Limited

Management Firm Contact: Resident Services

Management Firm Contact Phone: (704) 565-5009

Management Firm Contact Address: P.O. Box 79032, Charlotte, NC 28271-0030

Address Specific Comments

Disclaimer

This statement is only valid until the date listed as the Transfer Date on this statement. If you need to use this beyond that date, you must order an update from GetDocsNow.com prior to the transfer of title.

NOTICE: This Subdivision Information may change at any time.



Julie Smallman

9/12/2023