

BUYER'S AGENT – READ THIS FORM!

Title insurance, closing and escrow charges will be paid by the parties in accordance with the normal and customary split of charges for the area, or as specified in the Purchase Agreement for the Property referenced below. Any additional title exams including those required by Buyer's lender (other than an update of the Seller's title exam prior to closing) shall be paid for by the Buyer.

Buyer acknowledges that Buyer has been advised that SIRVA Settlement, Inc. is an affiliated entity to Seller and Buyer has received and read a Notice of Affiliated Business Arrangements disclosure.

In the event of any disagreements or conflicts between the terms of this Agreement and the Purchase Agreement and/or other Riders or Addenda, this Agreement shall conclusively govern.

☐ **CHECK HERE IF DECLINING SIRVA SETTLEMENT OR ITS ASSIGNEE**

**103 Meadow Brook Lane
Oxford, NC 27565-2869**

_____, **BUYER**

Date: _____

_____, **BUYER**

Date: _____

BGRS Relocation Inc., SELLER

By: _____

Date: _____



One Parkview Plaza, Oakbrook Terrace, IL 60181; 630-570-3047; SIRVA.com

NOTICE OF AFFILIATED BUSINESS DISCLOSURE

This is to give you notice that the referring party has a business relationship with other settlement services.

The following Settlement Services providers all have common ownership. Because of this relationship, a referral by any one of these parties may provide that referring party a financial or other benefit. *

Mortgage Lenders	Real Estate Brokers	Title Agents
SIRVA Mortgage, Inc.	SIRVA Relocation LLC	SIRVA Settlement, Inc.
	BGRS, LLC	SIRVA Settlement of Maryland, LLC.
	BGRS Relocation Inc.	

Each of the foregoing SIRVA & BGRS companies conduct business under "SIRVA".

Each member of the SIRVA group of companies has a beneficial relationship with the other companies as they all have common ownership. Because of this relationship, your use of any of these affiliated companies may provide the particular SIRVA Company that you are initially working with a financial or other benefit. For example if you are currently working with SIRVA Relocation and they refer you to SIRVA Mortgage, Inc., SIRVA Relocation may receive a benefit due to the common ownership of the companies.**

Set forth below is the estimated charge or range of charges for the settlement services listed. You are ***NOT*** required to use the listed providers as a condition for settlement of your loan, a refinance of your loan, the purchase or sale of your property, or obtaining title insurance of the subject property.

THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

Mortgage Lending Services: **SIRVA Mortgage, Inc.;**

Possible loan origination fees and related charges: Generally, .5%-2% of your home value. Fees may include Application Fee, Tax Service Fee, Underwriting Fee, Commitment Fee, Lender's Attorney Fee, Escrow Waiver Fee, Origination Charge and/or Discount Points (fees as applicable and where permitted by law).

Real Estate Services: **SIRVA Relocation LLC; BGRS, LLC; BGRS Relocation Inc.**

Provides real estate referral services to licensed real estate brokers and agents through its real estate services, property management services and corporate housing divisions. Commissions for brokerage services for rental properties are generally 10%-12% of the first year's rent and are paid by the Lessee

Title Agency/Closing Services: **SIRVA Settlement, Inc.; SIRVA Settlement of Maryland, LLC**

Possible title-related fees: Generally, 1% of home value. Fees may include Title Search Fee, Title Review Fee, Attorney's Fees, Commitment Fee, Escrow Fee, and Closing Service Fee.

ACKNOWLEDGMENT

I/we have read this disclosure form and understand that a SIRVA company may be referring me/us to purchase one or more of the above-described settlement service(s) and may receive a financial or other benefit as the result of this referral.

_____	_____ (Date)
BUYER	
_____	_____ (Date)
BUYER	

*SIRVA and BGRS also have other affiliated companies, including Allied Van Lines® and northAmerican® Van Lines, that are not directly involved in the mortgage, real estate brokerage or Title Agency/Closing Services.

** Not all of the affiliates and their services may be applicable to you depending on the State in which your home is located and, if applicable, your company's relocation policy or whether the buyer or seller in a home sale transaction selects the title Agent.

One Parkview Plaza, Oakbrook Terrace, IL 60181; 630-570-3047; SIRVA.com



This Page is for Information Purposes Only

Buyer to Initial Each
Page of The
Documents Included
in this Package

Please make sure all pages of the following have been initialed and are submitted with the offer package to BGRS.

This document is being given for informational purposes only. It represents the opinion of the individual or firm who prepared it. The seller makes no representations as to the accuracy of the information given. If you have any questions it is suggested that you consult your attorney.

Natosha Allred
File #: 8653124

COMPLETE, SIGN AND RETURN TO:

BGRS Relocation Inc.
Shannon Castaneda
Email: Shannon.Castaneda@sirva.com

HOMEOWNER DISCLOSURE STATEMENT

NOTE: If this document isn't completed correctly or in its entirety, you will be asked to address any omissions or errors which may delay your relocation.

INSTRUCTIONS	
•	Answer every question on this form to the best of your knowledge and return it within five (5) working days.
•	Select "Other" and indicate "unknown" if you have no knowledge regarding the type of a specific component/system.
•	Check "NA" if a component/system does not exist.
•	Explain any "Yes" answers in comments area for each section and provide repair receipts and/or warranties as applicable.
•	Attach additional pages as necessary if more space is required for comments.
•	Attach supporting documentation as indicated in Section 12.
•	Document is initialed at bottom of each page as follows: - Customer and spouse/partner initial as Seller. - BGRS associate initials as BGRS. - Resale Buyer(s) initial(s).

1. PROPERTY IDENTIFICATION		
Customer name	Natosha Allred	"The Seller"
Spouse		"The Seller"
Other('s) on title		"The Seller"
Property address	103 Meadow Brook Ln Oxford, NC 27565-2869 USA	"The Property"

In connection with my relocation, I/we make the following disclosures to the best of my/our knowledge regarding the Property. I/We further understand and acknowledge the importance of BGRS Relocation Inc. ("BGRS")'s timely receipt of the information in this disclosure; and that my/our delay in returning this Disclosure to BGRS may adversely impact the purchase of the property by BGRS and sale of the property by BGRS to a third party.

2. GENERAL PROPERTY INFORMATION	
•	Select the choices below that pertain to the Property.
•	Select "Other" and indicate "unknown" if you have no knowledge regarding the type of a specific component/system.
Age of Property:	36 years
Date purchased:	10/04/2016
Property Type	
☐ Condominium	☐ Co-operative apartment
☒ Single family	☐ Mobile/manufactured home
Other:	

Seller initials NA, 7/23/24 BGRS initials SC Resale Buyer initials I

Is Property currently occupied?	☒ Yes	☐ No	If vacant, for how long:
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2. GENERAL PROPERTY INFORMATION Continued			
Air conditioner(s)			
☐ None	☒ Central air	☐ Ductless home air system	
☐ Window unit	How many units: <u>1 inside + outside 2023</u>		
Detectors			
☒ None	Smoke- how many:		
☐ Carbon-monoxide (CO)- how many:	Combo CO and Smoke- how many:		
Fireplace			
☐ None	Decorative- how many:		
☐ Gas- how many:	☒ Wood burning- how many: <u>1</u>		
Heating system			
☒ Electric	☒ Heat pump	☐ Windmill	
☐ Geothermal	☐ Solar pump	☐ Natural gas	
☐ Other:	☐ LP gas	☐ Oil	
☐ If Oil or LP Gas, is tank:	☐ Above ground	☐ In ground	
Date tank last serviced?	Any maintenance plan?	Yes	No
If LP or natural gas applies, is there corrugated stainless steel tubing?	Yes	No	
Land			
☒ No abnormalities	☐ Sink hole(s)	☐ Expansive soil	
☐ Landfill	☐ Fault Rupture	☐ Hazard zone	
☐ Mineral rights leased	☐ Mineral rights owned	☐ Mineral rights unknown	
☐ Other:			
Plumbing			
☐ Copper	☐ Lead	☐ PVC/CPVC	
☐ Kitec/Pex	☐ Polybutylene	☒ Other: <u>Unknown</u>	
Roof/Age of roof:			
☐ Asphalt	☐ Metal	☐ Tile	
☐ Composition	☐ Slate	☐ Wood shingle	
☒ Other: <u>Shingle since before I moved in.</u>			
Siding			
☐ Aluminum	☐ Hardie board	☐ Stucco	
☐ Brick	☐ Wood	☐ Synthetic stucco	
☐ Composite board	☐ Mfg. stone veneer	☒ Vinyl	
☐ Other:			
Solar Energy			
☒ None	☐ Leased	☐ Owned	☐ Full ☐ Partial
Swimming pool			
☒ None	☐ In ground	☐ Above ground	
☐ Is pool heated?	☐ Yes	☐ No	
Spa-jacuzzi or hot tub			

Seller initials NA, 7/23/24

BGRS initials [Signature]

Resale Buyer initials I

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Natosha Allred
File #: 8653124

☒	None	☐	In ground	☐	Above ground
Water supply					
☒	City	☐	Private well	☐	Shared well
Sewage					
☒	City	☐	Septic	☐	Other.
3.	GENERAL HOME COMPONENTS/SYSTEMS				
	- Are you aware of current defects, malfunctions, problems or previous repairs to any of the following? - Check "NA" if a component/system does not exist. - Explain any "Yes" answers in comments area below and provide repair receipts and/or warranties as applicable. - Attach additional pages as necessary if more space is required for comments.				
					Yes No NA
a)	Air conditioner				☒
b)	Basement (indicate type below)				☒
	Slab/Not Applicable		Unfinished		
	Partially finished		Fully finished		
c)	Chimney(s)		How many:		☒
d)	Ceilings				☒
e)	Ceiling fans		How many: 5		☒
f)	Central Vacuum				☒
g)	Crawlspace				☒
h)	Electrical				☒
i)	Fireplace(s)				☒
j)	Floors <i>carpet stains.</i>				☒
k)	Garage door opener(s)		How many remotes:		N/A
l)	Heating				☒
m)	Irrigation/Underground sprinkler system				☒
n)	Plumbing including fixtures				☒
o)	Roof				☒
p)	Sauna				☒
q)	Security System				☒
r)	Septic-cesspool including leach field-lines				☒
s)	If yes to p), date septic last serviced:				
t)	If yes to p), date septic last inspected:				
u)	Sewer (water back up, water main breaks, tree roots, etc.)				☒
w)	Swimming pool including pool equipment and any heater				☒
x)	If yes to w), describe safety features (eg. mesh fence, door / pool alarm):				
y)	Solar Panels				☒
z)	Spa-jacuzzi or hot tub				☒
aa)	Sump pump including battery back up				☒
bb)	Water filtration system				☒
cc)	Water softener				☒
dd)	Water supply				☒
ee)	Windows				☒

Seller initials NA, 7/23/2024 BGRS initials [Signature]

Resale Buyer initials /

Comments:

4. HOME IMPROVEMENTS/REPAIRS		
- Indicate in comment section below whether repairs or other alterations were in response to a defect. - Explain any "Yes" answers in comments area below and provide repair receipts and/or warranties as applicable. - Attach additional pages as necessary if more space is required for comments.	Yes	No
a) Are you aware of any structural additions, changes or repairs made to the Property by the former owners without all proper permits and government approval?		X
b) Have you made any additions, structural modifications, repairs or other alterations to the Property? If yes, answer (i-iv.) below: <i>screened porch</i>	X	
i. Were permits required?	X	
ii. Were permits obtained and closed?	X	
iii. If applicable, was ACC/HOA approval required?		X
iv. If applicable, was ACC/HOA approval obtained?		X
c) Is there any evidence of, or has the Property been treated for, or repaired due to termite, pest or rodent infestation?		X
Comments:		

*Out Building
lean to.*

5. PROPERTY BOUNDARIES		
- Explain any "Yes" answers in comments area below and provide repair receipts and/or warranties as applicable. - Attach additional pages as necessary if more space is required for comments.	Yes	No
a) Have you ever received or had a survey made of the Property?		X
b) Are there any common walls, party walls, retaining walls, sea walls, fences or patios on the Property or adjacent property, where use or maintenance is shared?		X
c) Are there any driveways or private roads where use or maintenance is shared?		X
d) Are you aware of any easements, encroachments, overlaps, boundary or lot line disputes (recorded or not) that affect the Property?		X
e) Are there any zoning violations, non-conforming units, violation of set -back requirements, boundary disputes, etc.?		X
Is your interest in or ability to convey marketable title to the Property affected by		X

Seller initials *NA*

BGRS initials *EH*

Resale Buyer initials *I*

f) any of the above?		
Comments:		

6.	DRAINAGE/WATER		
	- Explain any "Yes" answers in comments area below and provide repair receipts and/or warranties as applicable. - Attach additional pages as necessary if more space is required for comments.	Yes	No
a)	Have there ever been any issues with dampness, drainage, grading, standing water, water damage or flooding in or about the Property?		X
b)	Are you aware of any properties adjacent to the Property that have/have had any issues with drainage, grading, standing water?		X
c)	Is the Property located in a designated flood zone by FEMA that requires flood insurance?		X
Comments:			

7.	LAND/FOUNDATION		
	- Explain any "Yes" answers in comments area below and provide repair receipts and/or warranties as applicable. - Attach additional pages as necessary if more space is required for comments.	Yes	No
a)	Have any of the following ever occurred on the Property or in your community: movement, settling or sliding issues?		X
b)	Are there cracks, tilting or settling of any exterior walls, interior walls, ceilings, floors, foundation or basement?		X
c)	Has there been any damage to the Property or any of the structures from fire, earthquake, hurricanes, tornadoes, floods, landslides, etc.?		X
d)	Are there past or present problems with driveways, walkways, patio, seawalls, fences, retaining walls on or adjacent to the Property?		X
Comments:			

Seller initials NA, 7/23/2014 BGRS initials [Signature] Resale Buyer initials I

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8. NEIGHBORHOOD		Yes	No
- Answer "yes" if neighborhood conditions are either present or proposed. - Explain any "Yes" answers in comments area below and provide repair receipts and/or warranties as applicable. - Attach additional pages as necessary if more space is required for comments.			
a)	Is there any unusual noise from any source that affects the Property? (Airplanes, highway, trains, hospital zone)		X
b)	Is the Property located near any recreational facility? (Community park, baseball field, golf course, etc.) <i>w/in a few miles</i>	X	
c)	Is the Property located near any unusual business? (Correctional facility, gun range, private or municipal dump, junkyard or toxic disposal site etc.)		X
d)	Is the Property located near any retaining pond or other water source?		X
Comments:			

9. HAZARDOUS SUBSTANCES		Yes	No
- Explain any "Yes" answers in comments area below and provide repair receipts and/or warranties as applicable. - Attach additional pages as necessary if more space is required for comments.			
a)	Does the Property now, or has it ever contained, any toxic substances to include but not limited to asbestos, lead paint, mold, radon gas, urea-formaldehyde foam insulation (UFFI), formaldehyde flooring or adhesive, corrosive/Chinese drywall or Chinese made laminate flooring?		X
b)	Does the Property contain an inactive/abandoned home heating oil or LP gas tank?		X
<i>If yes answer question (i.) below:</i>			
i.	Date storage tank abandoned?		
Comments:			

Seller initials *NA, 7/23/24*

BGRS initials *[Signature]*

Resale Buyer initials *I*

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10. HOMEOWNER'S OR CONDOMINIUM ASSOCIATION		Yes	No
- Explain any "Yes" answers in comments area below and provide repair receipts and/or warranties as applicable. - Attach additional pages as necessary if more space is required for comments.			
a)	Are there any common areas not managed by a use and maintenance agreement? (roofs, walls, driveways, roadways, walkways, wells or other jointly-owned areas)		X
b)	Is there a Homeowner or condominium association pertaining to the Property? <i>If yes, answer questions (i-vii) below.</i>		X
i.	Is the Home owner or condominium association voluntary?		N/A
ii.	Is the Home owner or condominium association mandatory?		N/A
iii.	Does the association collect dues?		N/A
iv.	Is the association solvent (financially stable)?		N/A
v.	Does the association have first right of refusal for sale?		N/A
vi.	Any special assessments whether actual, pending or proposed?		N/A
vii.	Any lawsuits by or against the association?		N/A
Comments:			

11. MISCELLANEOUS		Yes	No
- Answer yes if any of the following are anticipated, existing, pending or proposed. - Explain any "Yes" answers in comments area below and provide repair receipts and/or warranties as applicable. - Attach additional pages as necessary if more space is required for comments.			
a)	Do you know of any facts, conditions/circumstances that may affect any of the following pertaining to the Property: marketability, value, beneficial use or desirability?		X
b)	Are there any tax increases, bonds or special assessments by any governmental authority?	X	
c)	Is there any legal action that could affect your interest in the property? (demands,		X

taxes increase recently 6% to

Seller initials NA 7/23/24 BGRS initials [Signature] Resale Buyer initials I

	lawsuits, settlements, judgments, bankruptcy, divorce, claim for damages or any other type of proceeding)		X
e)	Have there been any insurance claims?		X
f)	Is there any reason why the Property would not be insurable at standard rates?		X
g)	Are there any leased items on the property?		X
h)	Have you had pets in/on the Property during your ownership? 2 dogs	X	
Comments:			

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12. SUPPORTING DOCUMENTATION CHECKLIST		Attached	NA
- Check as "Attached" any/all of the following reports/documentation obtained during your ownership or purchase of the Property that you are including with this disclosure. - Check NA if you do not have a particular report/documentation.			
a)	Building permits		✓
b)	Certificate of Occupancy		✓
c)	Defective construction claim reports		✓
d)	Disclosure statements provided at the time of your purchase of the Property		✓
e)	Homeowners (HOA)/Condo Association Documents		✓
i.	Articles		✓
ii.	Assessment statements		✓
iii.	By-laws		✓
iv.	Conditions, covenants & restrictions (CC&Rs)		✓
v.	Financial statements		✓
vi.	Written approval for modifications to the Property		✓
f)	Inspection reports		✓
i.	Engineering		✓
ii.	Home		✓
iii.	Indoor air quality (i.e. mold, pet dander)		✓
iv.	Radon		✓
v.	Pest/termite		✓
vi.	Septic		✓
vii.	Soil		✓
viii.	Stucco		✓
ix.	Structural		✓
x.	Other:		✓
xi.	Other:		✓

Seller initials NA, 1/2/24

BGRS initials [Signature]

Resale Buyer initials I

g)	Property survey		X
h)	Repair Receipts		X
	i. If attached, how many receipts:		
h)	Underground storage tank abandonment		X
i)	Warranties or maintenance contracts		X
	i. Pest/termite		X
	ii. Radon		X
	iii. Driveway maintenance or shared agreement		X
	iv. Other:		X
	v. Other:		X

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STATE DISCLOSURES – Some states require sellers to complete a specific disclosure form. If your state requires a specific seller's disclosure, you must provide a completed disclosure to BGRS Relocation Inc. ("BGRS"). If you have previously completed a seller's disclosure for your real estate broker, you must provide a legible copy of the seller's disclosure to BGRS. The seller's disclosure prepared for your real estate broker (if completed within the last 90 days) may be submitted in lieu of completing a new state required seller's disclosure. Unless allowed by your Employer's relocation policy providing the state disclosure is in addition to, and not in lieu of, providing this Homeowner Disclosure Statement.

SELLER SIGNATURES – The undersigned ("Homeowners") acknowledge this Homeowner Disclosure Statement is incorporated by reference in the Contract of Sale with BGRS. Homeowners further acknowledge and understand (a) that BGRS may rely on the statements made, and (b) certify that the information is true and correct to the best of my/our knowledge as of the date indicated below. Homeowners acknowledge that BGRS and any agents or subagents appointed by them will disclose the above information and provide a copy of this Homeowner Disclosure Statement to prospective buyers. Homeowners acknowledge that failure to disclose a defective condition may entitle BGRS to cancel an offer to purchase.

If, after having completed this Homeowner Disclosure Statement and any other disclosures required to be provided, you subsequently discover the existence of any defect or condition required to be disclosed, you are under a continuing obligation to supplement your disclosures to include such defect and/or condition. This obligation will continue until the date BGRS executes a Contract of Sale with you or you vacate the Property, whichever is later.

Date:

7/23/2024

Natosha Allred

Natosha Allred

Seller initials

NA 7/23/2024

BGRS initials

[Signature]

Resale Buyer initials

!

Date: _____

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Seller initials

10A, 7/25/2024

BGRS initials



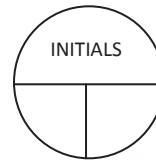
Resale Buyer initials

I

Sign and return to:

BGRS Relocation Inc.
Shannon Castaneda
Email: Shannon.Castaneda@sirva.com

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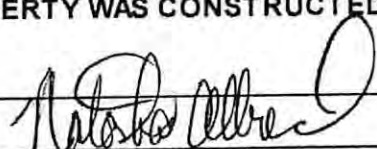
DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT & LEAD-BASED PAINT HAZARDS

Property address: 103 Meadow Brook Ln
Oxford, NC 27565-2869

I/WE, THE OWNER(S) OF THE PROPERTY LISTED ABOVE, DECLARE THAT THE PROPERTY WAS CONSTRUCTED ON OR AFTER JANUARY 1, 1978.

☒ Yes

☐ No


Seller: Natosha Allred

7/23/2024
Date

Seller:

Date

STOP! If the property was constructed on or after January 1, 1978, and you signed in the box above, you are not required to complete the remainder of this document/Disclosure of Information on Lead-Based Paint & Lead-Based Paint Hazards, nor sign on page 2.

LEAD WARNING STATEMENT

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

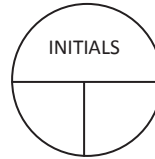
Seller's Disclosure (Initial)

(a) Presence of ~~lead-based~~ paint and/or lead-based paint hazards (check one below):

☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain below).

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Natosha Allred
File #: 8653124

____ (b) Records and reports available to the seller (check one below):

____ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

Purchaser's Acknowledgment (Initial)

CA (c) Purchaser has received copies of all information listed above.

N/A (d) Purchaser has received the pamphlet Protect Your Family from Lead in Your Home.

NA (e) Purchaser has (check one below):

AS Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (Initial)

N/A (f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4582.d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

Natosha Allred 7/23/2024
Seller: Natosha Allred Date

N/A N/A N/A N/A
Listing Agent Date Selling Agent Date

BGRS Relocation Inc. 7/31/2024
By: [Signature] Date

Its: _____



NORTH CAROLINA REAL ESTATE COMMISSION

***Residential Property And Owners'
Association Disclosure Statement***

Protecting the Public Interest in Real Estate Brokerage Transactions

Property Address/Description: 103 Meadow Brook Ln, Oxford, NC 27565

Owner's Name(s): Natosha Allred

North Carolina law [N.C.G.S. 47E](#) requires residential property owners to complete this Disclosure Statement and provide it to the buyer prior to any offer to purchase. There are limited exemptions for completing the form, such as new home construction that has never been occupied. Owners are advised to seek legal advice if they believe they are entitled to one of the limited exemptions contained in N.C.G.S. 47E-2.

An owner is required to provide a response to every question by selecting Yes (Y), No (N), No Representation (NR), or Not Applicable (NA). An owner is not required to disclose any of the material facts that have a NR option, even if they have knowledge of them. However, failure to disclose latent (hidden) defects may result in civil liability. The disclosures made in this Disclosure Statement are those of the owner(s), not the owner's broker.

- If an owner selects Y or N, the owner is only obligated to disclose information about which they have actual knowledge. If an owner selects Y in response to any question about a problem, the owner must provide a written explanation or attach a report from an attorney, engineer, contractor, pest control operator, or other expert or public agency describing it.
- If an owner selects N, the owner has no actual knowledge of the topic of the question, including any problem. If the owner selects N and the owner knows there is a problem or that the owner's answer is not correct, the owner may be liable for making an intentional misstatement.
- If an owner selects NR, it could mean that the owner (1) has knowledge of an issue and chooses not to disclose it; or (2) simply does not know.
- If an owner selects NA, it means the property does not contain a particular item or feature.

For purposes of completing this Disclosure Statement: **"Dwelling"** means any structure intended for human habitation, **"Property"** means any structure intended for human habitation and the tract of land, and **"Not Applicable"** means the item does not apply to the property or exist on the property.

OWNERS: The owner must give a completed and signed Disclosure Statement to the buyer no later than the time the buyer makes an offer to purchase property. If the owner does not, the buyer can, under certain conditions, cancel any resulting contract. An owner is responsible for completing and delivering the Disclosure Statement to the buyer even if the owner is represented in the sale of the property by a licensed real estate broker and the broker must disclose any material facts about the property that the broker knows or reasonably should know, regardless of the owner's response.

The owner should keep a copy signed by the buyer for their records. If something happens to make the Disclosure Statement incorrect or inaccurate (for example, the roof begins to leak), the owner must promptly give the buyer an updated Disclosure Statement or correct the problem. Note that some issues, even if repaired, such as structural issues and fire damage, remain material facts and must be disclosed by a broker even after repairs are made.

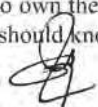
BUYERS: The owner's responses contained in this Disclosure Statement are not a warranty and should not be a substitute for conducting a careful and independent evaluation of the property. **Buyers are strongly encouraged to:**

- Carefully review the entire Disclosure Statement.
- Obtain their own inspections from a licensed home inspector and/or other professional.

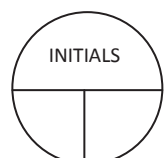
DO NOT assume that an answer of N or NR is a guarantee of no defect. If an owner selects N, that means the owner has no actual knowledge of any defects. It does not mean that a defect does not exist. If an owner selects NR, it could mean the owner (1) has knowledge of an issue and chooses not to disclose it, or (2) simply does not know.

BROKERS: A licensed real estate broker shall furnish their seller-client with a Disclosure Statement for the seller to complete in connection with the transaction. A broker shall obtain a completed copy of the Disclosure Statement and provide it to their buyer-client to review and sign. All brokers shall (1) review the completed Disclosure Statement to ensure the seller responded to all questions, (2) take reasonable steps to disclose material facts about the property that the broker knows or reasonably should know regardless of the owner's responses or representations, and (3) explain to the buyer that this Disclosure Statement does not replace an inspection and encourage the buyer to protect their interests by having the property fully examined to the buyer's satisfaction.

- **Brokers are NOT permitted to complete this Disclosure Statement on behalf of their seller-clients.**
- Brokers who own the property may select NR in this Disclosure Statement but are obligated to disclose material facts they know or reasonably should know about the property.

Buyer Initials  Owner Initials NA
 Buyer Initials _____ Owner Initials _____

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SECTION A. STRUCTURE/FLOORS/WALLS/CEILING/WINDOW/ROOF

	Yes	No	NR
A1. Is the property currently owner-occupied? Date owner acquired the property: _____ If not owner-occupied, how long has it been since the owner occupied the property? _____	☒	☐	☐
A2. In what year was the dwelling constructed? <u>1987</u>			☐
A3. Have there been any structural additions or other structural or mechanical changes to the dwelling(s)?	☐	☐	☒
A4. The dwelling's exterior walls are made of what type of material? (Check all that apply) ☐ Brick Veneer ☐ Vinyl ☐ Stone ☐ Fiber Cement ☐ Synthetic Stucco ☐ Composition/Hardboard ☐ Concrete ☐ Aluminum ☐ Wood ☐ Asbestos ☐ Other: _____			☒
A5. In what year was the dwelling's roof covering installed? _____			☒
A6. Is there a leakage or other problem with the dwelling's roof or related existing damage?	☐	☐	☒
A7. Is there water seepage, leakage, dampness, or standing water in the dwelling's basement, crawl space, or slab?	☐	☐	☒
A8. Is there an infestation present in the dwelling or damage from past infestations of wood destroying insects or organisms that has not been repaired?	☐	☐	☒
A9. Is there a problem, malfunction, or defect with the dwelling's:			
NA Yes No NR			
Foundation ☐ ☐ ☐ ☒	Windows ☐ ☐ ☐ ☒	Attached Garage ☐ ☐ ☐ ☒	
Slab ☐ ☐ ☐ ☒	Doors ☐ ☐ ☐ ☒	Fireplace/Chimney ☐ ☐ ☐ ☒	
Patio ☐ ☐ ☐ ☒	Ceilings ☐ ☐ ☐ ☒	Interior/Exterior Walls ☐ ☐ ☐ ☒	
Floors ☐ ☐ ☐ ☒	Deck ☐ ☐ ☐ ☒	Other: _____ ☐ ☐ ☐ ☐	

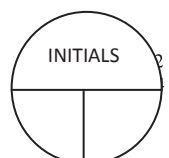
Explanations for questions in Section A (identify the specific question for each explanation):

SECTION B. HVAC/ELECTRICAL

	Yes	No	NR
B1. Is there a problem, malfunction, or defect with the dwelling's electrical system (outlets, wiring, panels, switches, fixtures, generator, etc.)?	☐	☐	☒
B2. Is there a problem, malfunction, or defect with the dwelling's heating and/or air conditioning?	☐	☐	☒
B3. What is the dwelling's heat source? (Check all that apply; indicate the year of each system manufacture) ☐ Furnace [____ # of units] Year: _____ ☐ Baseboard [____ # of bedrooms with units] Year: _____			☐
☒ Heat Pump [____ # of units] Year: _____ ☐ Other: _____ Year: _____			

Buyer Initials  Owner Initials NA
 Buyer Initials _____ Owner Initials _____

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Yes No NR

B4. What is the dwelling's cooling source? (Check all that apply; indicate the year of each system manufacture)

☒ Central Forced Air: _____ Year: _____ ☐ Wall/Windows Unit(s): _____ Year: _____
☐ Other: _____ Year: _____

☐

B5. What is the dwelling's fuel source? (Check all that apply)

☒ Electricity ☐ Natural Gas ☐ Solar ☐ Propane ☐ Oil ☐ Other: _____

☐

Explanations for questions in Section B (identify the specific question for each explanation):

SECTION C. PLUMBING/WATER SUPPLY/SEWER/SEPTIC

Yes No NR

C1. What is the dwelling's water supply source? (Check all that apply)

☒ City/County ☐ Shared well ☐ Community System ☐ Private well ☐ Other: _____

☐

If the dwelling's water supply source is supplied by a private well, identify whether the private well has been tested for: (Check all that apply).

☐ Quality ☐ Pressure ☐ Quantity

If the dwelling's water source is supplied by a private well, what was the date of the last water quality/quantity test? _____

C2. The dwelling's water pipes are made of what type of material? (Check all that apply)

☐ Copper ☐ Galvanized ☐ Plastic ☐ Polybutylene ☐ Other: _____

☒

C3. What is the dwelling's water heater fuel source? (Check all that apply; indicate the year of each system manufacture) ☐ Gas: _____ ☒ Electric: _____ ☐ Solar: _____ ☐ Other: _____

☐

C4. What is the dwelling's sewage disposal system? (Check all that apply)

☐

☐ Septic tank with pump ☐ Community system ☐ Septic tank ☐ Drip system

☒ Connected to City/County System ☐ City/County system available ☐ Other: _____

☐ Straight pipe (wastewater does not go into a septic or other sewer system) *Note: Use of this type of system violates State Law.

If the dwelling is serviced by a septic system, how many bedrooms are allowed by the septic system permit? _____ ☐ No Records Available

Date the septic system was last pumped: _____

C5. Is there a problem, malfunction, or defect with the dwelling's:

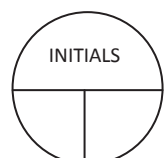
	NA	Yes	No	NR		NA	Yes	No	NR
Septic system	☐	☐	☐	☒	Plumbing system (pipes, fixtures, water heater, etc.)	☐	☐	☐	☒
Sewer system	☐	☐	☐	☒	Water supply (water quality, quantity, or pressure)	☐	☐	☐	☒

Explanations for questions in Section C (identify the specific question for each explanation):

Buyer Initials _____ Owner Initials NA
 Buyer Initials _____ Owner Initials _____


 Shannon Castaneda,
 Consultant
 BSA's Real Estate, Inc.

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SECTION D. FIXTURES/APPLIANCES

	Yes	No	NR
D1. Is the dwelling equipped with an elevator system? If yes, when was it last inspected? _____ Date of last maintenance service: _____	☐	☐	☒
D2. Is there a problem, malfunction, or defect with the dwelling's:			
NA Yes No NR			
Attic fan, exhaust fan, ceiling fan	☐	☐	☒
Elevator system or component	☐	☐	☒
Appliances to be conveyed	☐	☐	☒
NA Yes No NR			
Irrigation system	☐	☐	☒
Pool/hot tub /spa	☐	☐	☒
TV cable wiring or satellite dish	☐	☐	☒
NA Yes No NR			
Sump pump	☐	☐	☒
Gas logs	☐	☐	☒
Central vacuum	☐	☐	☒
NA Yes No NR			
Garage door system	☐	☐	☒
Security system	☐	☐	☒
Other: _____	☐	☐	☒

Explanations for questions in Section D (identify the specific question for each explanation):

SECTION E. LAND/ZONING

	Yes	No	NR
E1. Is there a problem, malfunction, or defect with the drainage, grading, or soil stability of the property?	☐	☐	☒
E2. Is the property in violation of any local zoning ordinances, restrictive covenants, or local land-use restrictions (including setback requirements?)	☐	☐	☒
E3. Is the property in violation of any building codes (including the failure to obtain required permits for room additions or other changes/improvements?)	☐	☐	☒
E4. Is the property subject to any utility or other easements, shared driveways, party walls, encroachments from or on adjacent property, or other land use restrictions?	☐	☐	☒
E5. Does the property abut or adjoin any private road(s) or street(s)?	☐	☐	☒
E6. If there is a private road or street adjoining the property, are there any owners' association or maintenance agreements dealing with the maintenance of the road or street? ☐ NA	☐	☐	☒

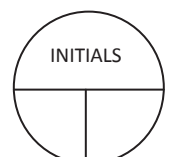
Explanations for questions in Section E (identify the specific question for each explanation):

SECTION F. ENVIRONMENTAL/FLOODING

	Yes	No	NR
F1. Is there hazardous or toxic substance, material, or product (such as asbestos, formaldehyde, radon gas, methane gas, lead-based paint) that exceed government safety standards located on or which otherwise affect the property?	☐	☐	☒

Buyer Initials  Owner Initials NA
 Buyer Initials _____ Owner Initials _____

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	Yes	No	NR
F2. Is there an environmental monitoring or mitigation device or system located on the property?	☐	☐	☒
F3. Is there debris (whether buried or covered), an underground storage tank, or an environmentally hazardous condition (such as contaminated soil or water or other environmental contamination) located on or which otherwise affect the property?	☐	☐	☒
F4. Is there any noise, odor, smoke, etc., from commercial, industrial, or military sources that affects the property?	☐	☐	☒
F5. Is the property located in a federal or other designated flood hazard zone?	☐	☐	☒
F6. Has the property experienced damage due to flooding, water seepage, or pooled water attributable to a natural event such as heavy rainfall, coastal storm surge, tidal inundation, or river overflow?	☐	☐	☒
F7. Have you ever filed a claim for flood damage to the property with any insurance provider, including the National Flood Insurance Program?	☐	☐	☒
F8. Is there a current flood insurance policy covering the property?	☐	☐	☒
F9. Have you received assistance from FEMA, U.S. Small Business Administration, or any other federal disaster flood assistance for flood damage to the property?	☐	☐	☒
F10. Is there a flood or FEMA elevation certificate for the property?	☐	☐	☒

NOTE: An existing flood insurance policy may be assignable to a buyer at a lesser premium than a new policy. For properties that have received disaster assistance, the requirement to obtain flood insurance passes down to all future owners. Failure to obtain flood insurance can result in an owner being ineligible for future assistance.

Explanations for questions in Section F (identify the specific question for each explanation):

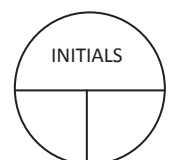
SECTION G. MISCELLANEOUS

	Yes	No	NR
G1. Is the property subject to any lawsuits, foreclosures, bankruptcy, judgments, tax liens, proposed assessments, mechanics' liens, materialmen's liens, or notices from any governmental agency that could affect title to the property?	☐	☐	☒
G2. Is the property subject to a lease or rental agreement?	☐	☐	☒
G3. Is the property subject to covenants, conditions, or restrictions or to governing documents separate from an owners' association that impose various mandatory covenants, conditions, and or restrictions upon the lot or unit?	☐	☐	☒

Explanations for question in Section G (identify the specific question for each explanation):

Buyer Initials  Owner Initials NA
 Buyer Initials _____ Owner Initials _____

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SECTION H. OWNERS' ASSOCIATION DISCLOSURE

If you answer 'Yes' to question H1, you must complete the remaining questions in Section H. If you answered 'No' or 'No Representation' to question H1, you do not need to answer the remaining questions in Section H.

Yes No NR

H1. 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 "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]:

a. (specify name) _____ whose regular assessments ("dues") are \$ _____ per _____.

The name, address, telephone number, and website of the president of the owners' association or the association manager are: _____

b. (specify name) _____ whose regular assessments ("dues") are \$ _____ per _____.

The name, address, telephone number, and website of the president of the owners' association or the association manager are: _____

c. Are there any changes to dues, fees, or special assessment which have been duly approved and to which the lot is subject?

If "yes," state the nature and amount of the dues, fees, or special assessments to which the property is subject: _____

H2. Is there any fee 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 "yes," state the amount of the fees: _____

H3. Is there any unsatisfied judgment against, pending lawsuit, or existing or alleged violation of the association's governing documents involving the property?

☐ ☒ ☐

If "yes," state the nature of each pending lawsuit, unsatisfied judgment, or existing or alleged violation: _____

H4. Is there any unsatisfied judgment or pending lawsuits against the association?

☐ ☒ ☐

If "yes," state the nature of each unsatisfied judgment or pending lawsuit: _____

Explanations for questions in Section H (identify the specific question for each explanation):

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

Owner Signature: Natosha Allred Date 08/05/2024

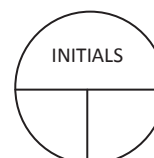
Owner Signature: _____ Date _____

Buyers(s) acknowledge(s) receipt of a copy of this Disclosure Statement and that they have reviewed it before signing.

Buyer Signature:  Date 8/6/2024

Buyer Signature: _____ Date _____

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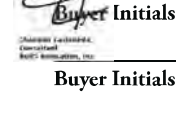
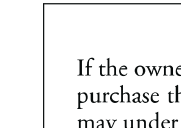
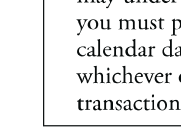
STATE OF NORTH CAROLINA MINERAL AND OIL AND GAS RIGHTS MANDATORY DISCLOSURE STATEMENT

Instructions to Property Owners

1. The Residential Property Disclosure Act (G.S. 47E) ("Disclosure Act") requires owners of certain residential real estate such as single-family homes, individual condominiums, townhouses, and the like, and buildings with up to four dwelling units, to furnish purchasers a Mineral and Oil and Gas Rights Disclosure Statement ("Disclosure Statement"). This form is the only one approved for this purpose.
2. A disclosure statement is not required for some transactions. For a complete list of exemptions, see G.S. 47E-2(a). **A DISCLOSURE STATEMENT IS REQUIRED FOR THE TRANSFERS IDENTIFIED IN G.S. 47E-2(b)**, including transfers involving the first sale of a dwelling never inhabited, lease with option to purchase contracts where the lessee occupies or intends to occupy the dwelling, and transfers between parties when both parties agree not to provide the Residential Property and Owner's Association Disclosure Statement.
3. You must respond to each of the following by placing a check ☒ in the appropriate box.

MINERAL AND OIL AND GAS RIGHTS DISCLOSURE

Mineral rights and/or oil and gas rights can be severed from the title to real property by conveyance (deed) of the mineral rights and/or oil and gas rights from the owner or by reservation of the mineral rights and/or oil and gas rights by the owner. If mineral rights and/or oil and gas rights are or will be severed from the property, the owner of those rights may have the perpetual right to drill, mine, explore, and remove any of the subsurface mineral and/or oil or gas resources on or from the property either directly from the surface of the property or from a nearby location. With regard to the severance of mineral rights and/or oil and gas rights, Seller makes the following disclosures:

	Yes	No	No Representation
 Buyer Initials 1. Mineral rights were severed from the property by a previous owner.	☐	☐	☒
 Buyer Initials 2. Seller has severed the mineral rights from the property.	☐	☒	
 Buyer Initials 3. Seller intends to sever the mineral rights from the property prior to transfer of title to the Buyer.	☐	☒	
 Buyer Initials 4. Oil and gas rights were severed from the property by a previous owner.	☐	☐	☒
 Buyer Initials 5. Seller has severed the oil and gas rights from the property.	☐	☒	
 Buyer Initials 6. Seller intends to sever the oil and gas rights from the property prior to transfer of title to Buyer.	☐	☒	

Note to Purchasers

If the owner does not give you a Mineral and Oil and Gas Rights Disclosure Statement by the time you make your offer to purchase the property, or exercise an option to purchase the property pursuant to a lease with an option to purchase, you may under certain conditions cancel any resulting contract without penalty to you as the purchaser. 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 this 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.

Property Address: 103 Meadow Brook Ln, Oxford, NC 27565

Owner's Name(s): Natosha Allred

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

Owner Signature: Natosha Allred Date 08/05/2024

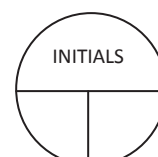
Owner Signature: _____ Date _____

Purchaser(s) 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 owner or owner's agent; and that the representations are made by the owner and not the owner's agent(s) or subagent(s).

Purchaser Signature:  Date 8/6/2024

Purchaser Signature: _____ Date _____

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This Page is for Information Purposes Only

Buyer to Initial Each
Page of the Documents
Beyond this Page and
Sign Where Indicated

Please make sure all pages of the following have been initialed and signed where indicated then submitted with the offer package to BGRS.



NORTH CAROLINA REAL ESTATE COMMISSION

Residential Property And Owners' Association Disclosure Statement

Protecting the Public Interest in Real Estate Brokerage Transactions

Property Address/Description: 103 Meadow Brook Ln. Oxford NC 27565

Owner's Name(s): BGRS Relocation Inc.

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Buyer Initials _____ Owner Initials _____
Buyer Initials _____ Owner Initials _____

[Signature]
Sharon Cardinale
Commissioner
North Carolina, Inc.

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SECTION A. STRUCTURE/FLOORS/WALLS/CEILING/WINDOW/ROOF

	Yes	No	NR
A1. Is the property currently owner-occupied? Date owner acquired the property: _____ If not owner-occupied, how long has it been since the owner occupied the property? _____	☐	☐	☐
A2. In what year was the dwelling constructed? _____			☐
A3. Have there been any structural additions or other structural or mechanical changes to the dwelling(s)?	☐	☐	☐
A4. The dwelling's exterior walls are made of what type of material? (Check all that apply) ☐ Brick Veneer ☐ Vinyl ☐ Stone ☐ Fiber Cement ☐ Synthetic Stucco ☐ Composition/Hardboard ☐ Concrete ☐ Aluminum ☐ Wood ☐ Asbestos ☐ Other: _____			☐
A5. In what year was the dwelling's roof covering installed? _____			☐
A6. Is there a leakage or other problem with the dwelling's roof or related existing damage?	☐	☐	☐
A7. Is there water seepage, leakage, dampness, or standing water in the dwelling's basement, crawl space, or slab?	☐	☐	☐
A8. Is there an infestation present in the dwelling or damage from past infestations of wood destroying insects or organisms that has not been repaired?	☐	☐	☐
A9. Is there a problem, malfunction, or defect with the dwelling's:			
NA Yes No NR			
Foundation ☐ ☐ ☐ ☐	Windows ☐ ☐ ☐ ☐	Attached Garage ☐ ☐ ☐ ☐	
Slab ☐ ☐ ☐ ☐	Doors ☐ ☐ ☐ ☐	Fireplace/Chimney ☐ ☐ ☐ ☐	
Patio ☐ ☐ ☐ ☐	Ceilings ☐ ☐ ☐ ☐	Interior/Exterior Walls ☐ ☐ ☐ ☐	
Floors ☐ ☐ ☐ ☐	Deck ☐ ☐ ☐ ☐	Other: _____ ☐ ☐ ☐ ☐	

Explanations for questions in Section A (identify the specific question for each explanation):

SECTION B. HVAC/ELECTRICAL

	Yes	No	NR
B1. Is there a problem, malfunction, or defect with the dwelling's electrical system (outlets, wiring, panels, switches, fixtures, generator, etc.)?	☐	☐	☐
B2. Is there a problem, malfunction, or defect with the dwelling's heating and/or air conditioning?	☐	☐	☐
B3. What is the dwelling's heat source? (Check all that apply; indicate the year of each system manufacture)			☐
☐ Furnace [____ # of units] Year: _____ ☐ Heat Pump [____ # of units] Year: _____			
☐ Baseboard [____ # of bedrooms with units] Year: _____ ☐ Other: _____ Year: _____			

Buyer Initials _____ Owner Initials _____
 Buyer Initials _____ Owner Initials _____



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Yes No NR

B4. What is the dwelling's cooling source? (Check all that apply; indicate the year of each system manufacture)

○ Central Forced Air: _____ Year: _____ ○ Wall/Windows Unit(s): _____ Year: _____
○ Other: _____ Year: _____

B5. What is the dwelling's fuel source? (Check all that apply)

○ Electricity ○ Natural Gas ○ Solar ○ Propane ○ Oil ○ Other: _____

Explanations for questions in Section B (identify the specific question for each explanation):

SECTION C. PLUMBING/WATER SUPPLY/SEWER/SEPTIC

Yes No NR

C1. What is the dwelling's water supply source? (Check all that apply)

○ City/County ○ Shared well ○ Community System ○ Private well ○ Other: _____

If the dwelling's water supply source is supplied by a private well, identify whether the private well has been tested for: (Check all that apply).

○ Quality ○ Pressure ○ Quantity

If the dwelling's water source is supplied by a private well, what was the date of the last water quality/quantity test? _____

C2. The dwelling's water pipes are made of what type of material? (Check all that apply)

○ Copper ○ Galvanized ○ Plastic ○ Polybutylene ○ Other: _____

C3. What is the dwelling's water heater fuel source? (Check all that apply; indicate the year of each system manufacture) ○ Gas: _____ ○ Electric: _____ ○ Solar: _____ ○ Other: _____

C4. What is the dwelling's sewage disposal system? (Check all that apply)

○ Septic tank with pump ○ Community system ○ Septic tank ○ Drip system
○ Connected to City/County System ○ City/County system available ○ Other: _____

○ Straight pipe (wastewater does not go into a septic or other sewer system) *Note: Use of this type of system violates State Law.

If the dwelling is serviced by a septic system, how many bedrooms are allowed by the septic system permit? _____ ○ No Records Available

Date the septic system was last pumped: _____

C5. Is there a problem, malfunction, or defect with the dwelling's:

	NA	Yes	No	NR		NA	Yes	No	NR
Septic system	○	○	○	○	Plumbing system (pipes, fixtures, water heater, etc.)	○	○	○	○
Sewer system	○	○	○	○	Water supply (water quality, quantity, or pressure)	○	○	○	○

Explanations for questions in Section C (identify the specific question for each explanation):

Buyer Initials _____ Owner Initials _____
Buyer Initials _____ Owner Initials _____


Shannon Castaneda,
Consultant
RELO, Inc.

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SECTION D. FIXTURES/APPLIANCES

	Yes	No	NR
D1. Is the dwelling equipped with an elevator system? If yes, when was it last inspected? _____ Date of last maintenance service: _____	☐	☐	☐
D2. Is there a problem, malfunction, or defect with the dwelling's:			
NA Yes No NR			
Attic fan, exhaust fan, ceiling fan	☐	☐	☐
Elevator system or component	☐	☐	☐
Appliances to be conveyed	☐	☐	☐
NA Yes No NR			
Irrigation system	☐	☐	☐
Pool/hot tub /spa	☐	☐	☐
TV cable wiring or satellite dish	☐	☐	☐
NA Yes No NR			
Sump pump	☐	☐	☐
Gas logs	☐	☐	☐
Central vacuum	☐	☐	☐
NA Yes No NR			
Garage door system	☐	☐	☐
Security system	☐	☐	☐
Other: _____	☐	☐	☐

Explanations for questions in Section D (identify the specific question for each explanation):

SECTION E. LAND/ZONING

	Yes	No	NR
E1. Is there a problem, malfunction, or defect with the drainage, grading, or soil stability of the property?	☐	☐	☐
E2. Is the property in violation of any local zoning ordinances, restrictive covenants, or local land-use restrictions (including setback requirements?)	☐	☐	☐
E3. Is the property in violation of any building codes (including the failure to obtain required permits for room additions or other changes/improvements?)	☐	☐	☐
E4. Is the property subject to any utility or other easements, shared driveways, party walls, encroachments from or on adjacent property, or other land use restrictions?	☐	☐	☐
E5. Does the property abut or adjoin any private road(s) or street(s)?	☐	☐	☐
E6. If there is a private road or street adjoining the property, are there any owners' association or maintenance agreements dealing with the maintenance of the road or street? ☐ NA	☐	☐	☐

Explanations for questions in Section E (identify the specific question for each explanation):

SECTION F. ENVIRONMENTAL/FLOODING

	Yes	No	NR
F1. Is there hazardous or toxic substance, material, or product (such as asbestos, formaldehyde, radon gas, methane gas, lead-based paint) that exceed government safety standards located on or which otherwise affect the property?	☐	☐	☐

Buyer Initials _____ Owner Initials _____
 Buyer Initials _____ Owner Initials _____



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	Yes	No	NR
F2. Is there an environmental monitoring or mitigation device or system located on the property?	☐	☐	☐
F3. Is there debris (whether buried or covered), an underground storage tank, or an environmentally hazardous condition (such as contaminated soil or water or other environmental contamination) located on or which otherwise affect the property?	☐	☐	☐
F4. Is there any noise, odor, smoke, etc., from commercial, industrial, or military sources that affects the property?	☐	☐	☐
F5. Is the property located in a federal or other designated flood hazard zone?	☐	☐	☐
F6. Has the property experienced damage due to flooding, water seepage, or pooled water attributable to a natural event such as heavy rainfall, coastal storm surge, tidal inundation, or river overflow?	☐	☐	☐
F7. Have you ever filed a claim for flood damage to the property with any insurance provider, including the National Flood Insurance Program?	☐	☐	☐
F8. Is there a current flood insurance policy covering the property?	☐	☐	☐
F9. Have you received assistance from FEMA, U.S. Small Business Administration, or any other federal disaster flood assistance for flood damage to the property?	☐	☐	☐
F10. Is there a flood or FEMA elevation certificate for the property?	☐	☐	☐

NOTE: An existing flood insurance policy may be assignable to a buyer at a lesser premium than a new policy. For properties that have received disaster assistance, the requirement to obtain flood insurance passes down to all future owners. Failure to obtain flood insurance can result in an owner being ineligible for future assistance.

Explanations for questions in Section F (identify the specific question for each explanation):

SECTION G. MISCELLANEOUS

	Yes	No	NR
G1. Is the property subject to any lawsuits, foreclosures, bankruptcy, judgments, tax liens, proposed assessments, mechanics' liens, materialmen's liens, or notices from any governmental agency that could affect title to the property?	☐	☐	☐
G2. Is the property subject to a lease or rental agreement?	☐	☐	☐
G3. Is the property subject to covenants, conditions, or restrictions or to governing documents separate from an owners' association that impose various mandatory covenants, conditions, and or restrictions upon the lot or unit?	☐	☐	☐

Explanations for question in Section G (identify the specific question for each explanation):

Buyer Initials _____ Owner Initials _____
 Buyer Initials _____ Owner Initials _____


 Shannon Callender,
 Consultant
 S&S International, Inc.

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SECTION H.
OWNERS' ASSOCIATION DISCLOSURE

If you answer 'Yes' to question H1, you must complete the remaining questions in Section H. If you answered 'No' or 'No Representation' to question H1, you do not need to answer the remaining questions in Section H.

Yes No NR

H1. 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 "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]:

a. (specify name) _____ whose regular assessments ("dues") are \$ _____ per _____.

The name, address, telephone number, and website of the president of the owners' association or the association manager are: _____

b. (specify name) _____ whose regular assessments ("dues") are \$ _____ per _____.

The name, address, telephone number, and website of the president of the owners' association or the association manager are: _____

c. Are there any changes to dues, fees, or special assessment which have been duly approved and to which the lot is subject?

If "yes," state the nature and amount of the dues, fees, or special assessments to which the property is subject: _____

H2. Is there any fee 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 "yes," state the amount of the fees: _____

H3. Is there any unsatisfied judgment against, pending lawsuit, or existing or alleged violation of the association's governing documents involving the property?

☐ ☐ ☐

If "yes," state the nature of each pending lawsuit, unsatisfied judgment, or existing or alleged violation: _____

H4. Is there any unsatisfied judgment or pending lawsuits against the association?

☐ ☐ ☐

If "yes," state the nature of each unsatisfied judgment or pending lawsuit: _____

Explanations for questions in Section H (identify the specific question for each explanation):

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

Owner Signature:  Date 8/6/2024

Owner Signature: _____ Date _____

Buyers(s) acknowledge(s) receipt of a copy of this Disclosure Statement and that they have reviewed it before signing.

Buyer Signature: _____ Date _____

Buyer Signature: _____ Date _____

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STATE OF NORTH CAROLINA
MINERAL AND OIL AND GAS RIGHTS MANDATORY DISCLOSURE STATEMENT

Instructions to Property Owners

1. The Residential Property Disclosure Act (G.S. 47E) ("Disclosure Act") requires owners of certain residential real estate such as single-family homes, individual condominiums, townhouses, and the like, and buildings with up to four dwelling units, to furnish purchasers a Mineral and Oil and Gas Rights Disclosure Statement ("Disclosure Statement"). This form is the only one approved for this purpose.
2. A disclosure statement is not required for some transactions. For a complete list of exemptions, see G.S. 47E-2(a). **A DISCLOSURE STATEMENT IS REQUIRED FOR THE TRANSFERS IDENTIFIED IN G.S. 47E-2(b)**, including transfers involving the first sale of a dwelling never inhabited, lease with option to purchase contracts where the lessee occupies or intends to occupy the dwelling, and transfers between parties when both parties agree not to provide the Residential Property and Owner's Association Disclosure Statement.
3. You must respond to each of the following by placing a check ☒ in the appropriate box.

MINERAL AND OIL AND GAS RIGHTS DISCLOSURE

Mineral rights and/or oil and gas rights can be severed from the title to real property by conveyance (deed) of the mineral rights and/or oil and gas rights from the owner or by reservation of the mineral rights and/or oil and gas rights by the owner. If mineral rights and/or oil and gas rights are or will be severed from the property, the owner of those rights may have the perpetual right to drill, mine, explore, and remove any of the subsurface mineral and/or oil or gas resources on or from the property either directly from the surface of the property or from a nearby location. With regard to the severance of mineral rights and/or oil and gas rights, Seller makes the following disclosures:

		Yes	No	No Representation
<u>Buyer Initials</u>	1. Mineral rights were severed from the property by a previous owner.	☐	☐	☐
<u>Buyer Initials</u>	2. Seller has severed the mineral rights from the property.	☐	☐	
<u>Buyer Initials</u>	3. Seller intends to sever the mineral rights from the property prior to transfer of title to the Buyer.	☐	☐	
<u>Buyer Initials</u>	4. Oil and gas rights were severed from the property by a previous owner.	☐	☐	☐
<u>Buyer Initials</u>	5. Seller has severed the oil and gas rights from the property.	☐	☐	
<u>Buyer Initials</u>	6. Seller intends to sever the oil and gas rights from the property prior to transfer of title to Buyer.	☐	☐	

Note to Purchasers

If the owner does not give you a Mineral and Oil and Gas Rights Disclosure Statement by the time you make your offer to purchase the property, or exercise an option to purchase the property pursuant to a lease with an option to purchase, you may under certain conditions cancel any resulting contract without penalty to you as the purchaser. 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 this 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.

Property Address: 103 Meadow Brook Ln. Oxford NC 27565

Owner's Name(s): BGRS Relocation Inc.

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

Owner Signature:  Date 8/6/2024,

Owner Signature: (Signature required for disclosure) Date ,

Purchaser(s) 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 owner or owner's agent; and that the representations are made by the owner and not the owner's agent(s) or subagent(s).

Purchaser Signature: Date ,

Purchaser Signature: Date ,

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