



BUYER AND OFFER INFORMATION

ATTACH A COPY OF THE WRITTEN AND EXECUTED PURCHASE AGREEMENT WITH ALL ADDENDA

PROPERTY INFORMATION:

Date: _____

Customer: _____ File Number: _____ List Price: \$ _____

Property Address: _____

Listing Agent: _____ Phone Number: _____

Company: _____ Fax Number: _____

Selling Agent: _____ Phone Number: _____

Company: _____ Fax Number: _____

BUYER INFORMATION:

Buyer: _____ Employer: _____ Number Of Years: _____

Co- Buyer: _____ Employer: _____ Number Of Years: _____

Reason For Move: _____

Source of Down Payment: _____ *(Savings, Investments, 401K, Gift, Equity)*

Previous Home Sold? _____ When? _____ Closed? _____
(With an offer contingent upon the closing of buyer's current home, provide a copy of agreement with secondary buyer and evidence of their loan approval)

MORTGAGE INFORMATION:

Mortgage Lender Name: _____ Lender Contact & Phone: _____
(Attach Pre-Qualification/Pre-Approval Letter)

OFFER DETAILS:

Offer Price: \$ _____ Offer Date: _____ Closing Date: _____ Loan Type: _____

Deposit: \$ _____ Down Payment: \$ _____ Loan \$ _____ Interest _____ %

Total Commission: _____ % Commission Split: _____ % / _____ %

SELLER CONTRIBUTIONS: *(Points, Closing Costs, Home Warranties, Allowances):*

Other Information for Consideration:



This Page is for Information Purposes Only

Rider To Purchase **Agreement**

**Please make sure all of the following have been completed
on the Rider to Purchase before submitting the offer
package to BGRS.**

- Buyer (s) initial the bottom of each page where indicated
- Page 1 – Buyer(s) full name to be entered into the 1st paragraph
- Page 5 – Section 9 – Closing date to be added where indicated
- Page 8 – Listing Broker/Agent & Selling Broker/Agent to sign where indicated
- Page 8 – Buyer(s) sign where indicated

COMPLETE, SIGN AND RETURN WITH PURCHASE AGREEMENT:

BGRS Relocation Inc.
 Amanda Funk
 16260 N 71st St, Suite 200
 Scottsdale, AZ 85254

RIDER TO PURCHASE AGREEMENT

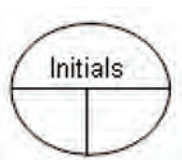
This Rider to Purchase Agreement ("Rider") is attached to and incorporated in the Purchase Agreement ("Agreement") between BGRS Relocation Inc., as "Seller" and _____ ("Buyer") with respect to the land, buildings, improvements and contents (e.g., fixtures, appliances, etc.) located at: 3613 River Watch Ln, Franklinton, NC 27525-7051 (the "Property"). In the event of any conflict between the provisions of this Rider and the Agreement, this Rider shall control.



1. **Seller's Authority:** No agreement for the sale of the Property shall be deemed effective unless executed in writing by Seller's authorized employee. Any offer or counter-offer executed by a real estate broker or agent on behalf of Seller will not be binding unless ratified in writing by Seller.
2. **Condition of Premises:** Buyer understands that Seller is a relocation management company, has never lived in or on the Property and that Seller's knowledge of the Property is based solely on the tests, inspections, condition reports and prior occupying owner's seller disclosure statement(s) provided to Buyer. **The Property being sold and purchased is not new and is sold "as is" in its present condition with all faults (if any) subject to Section 4, below.** Buyer acknowledges that Buyer is not relying on any representations, statements, guarantees or warranties concerning the Property made by anyone, including, but not limited to: warranties of habitability, merchantability or fitness for a particular use; insurability; representations regarding the size of the buildings and improvements, lot size or boundaries; the presence or absence of toxic or hazardous substances; the presence or absence of any encroachments or unrecorded easements; special assessments of record, or the condition of the Property or any of its mechanical components including but not limited to the security system, electrical, plumbing, sprinkler system, heating, air conditioning system, and/or any appliances or other personal property (to include garage door openers/transmitters) being conveyed pursuant to the Agreement.
3. **Tests, Inspections and Disclosure Statements:** Seller has obtained the following test results or inspection reports:

<u>Type of Test/Inspection</u>	<u>Inspection Company Name</u>
ERC Property Assessment MCI	ReloOlogy Inspection Management Services LLC
Wood Destroying Insect Inspection	ReloOlogy Inspection Management Services LLC
Well Flow Bacteria & Nitrates	ReloOlogy Inspection Management Services LLC

Buyer initials:



[]	[]
[]	[]
[]	[]

Disclosure Statements

Homeowner's Disclosure Statement

State of North Carolina Seller Disclosure Form by former ownerState of North Carolina Seller Disclosure Form by Seller

HOA/CCR Documents

Natural Hazards Disclosure Statement (California only)

Lead Based Paint Disclosure*

Date08/11/202408/14/202408/19/2024N/AN/A07/31/2024

*Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) (The Lead-Based Paint Hazard Reduction Act) and is aware of his/her responsibility to ensure compliance including providing the Buyer with a copy of the EPA pamphlet *Protect Your Family From Lead in Your Home*.

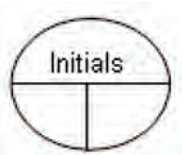
Buyer shall acknowledge receipt of test results, inspection reports, homeowners' disclosure statements, etc., (collectively, the "Disclosure Documents") by initialing each document and signing the state-prescribed seller's disclosure, if any. Buyer agrees that Buyer is not relying on the accuracy of the statements in the Disclosure Documents and may investigate the subject matter of the Disclosure Documents. Any obligation to make repairs based on the investigations or otherwise will be governed exclusively by Section 4, below.

At closing Buyer shall execute a Disclosure Acknowledgement confirming that Buyer had the opportunity to review and investigate the matters in the Disclosure Documents. Buyer's closing of the transaction described in the Agreement and this Rider constitutes Buyer's acceptance of the Property and satisfaction or waiver of matters in the Disclosure Documents.

In the event the Disclosure Documents are not available at the signing of the Agreement and this Rider, Seller agrees to provide the Buyer with such Disclosure Documents within five (5) days of Seller's receipt and to allow Buyer five (5) days to review the Disclosure Documents and provide Seller with written notice of defects in the manner described in Section 4 of this Rider.

NOTICE TO BUYER: TESTS AND INSPECTION REPORTS (IF ANY) PROVIDED TO BUYER WERE PREPARED FOR SELLER, A RELOCATION COMPANY, IN ACCORDANCE WITH THE COMPANY'S REQUIREMENTS AND REPORT THE CONDITION OF THE PROPERTY AS OF THE INSPECTION DATE. INSPECTION REPORTS PREPARED FOR SELLER ARE NOT INTENDED AS A SUBSTITUTE FOR COMPREHENSIVE INSPECTION OF THE PROPERTY BY AN INSPECTOR OF THE BUYER'S CHOICE. STANDARD INSPECTION REPORTS CUSTOMARILY PROVIDED IN THE PROPERTY'S LOCALE MAY CONTAIN ADDITIONAL INFORMATION A BUYER SHOULD CONSIDER IN MAKING A DECISION TO BUY THE PROPERTY. MOREOVER, THESE DOCUMENTS ARE GIVEN TO BUYER FOR INFORMATIONAL PURPOSES ONLY TO SATISFY SELLER'S LEGAL DUTY OF DISCLOSURE. THEY REPRESENT THE OPINIONS OF THE INDIVIDUALS OR FIRMS WHO PREPARED THEM. SELLER MAKES NO REPRESENTATIONS AS TO THE ACCURACY OF THE INFORMATION PROVIDED AND MAKES NO AGREEMENT

Buyer initials:



TO UNDERTAKE OR PERFORM ANY ACTION RECOMMENDED IN ANY OF THE REPORTS. BUYER ACKNOWLEDGES THAT BUYER IS NOT RELYING ON THE ACCURACY OF THESE DOCUMENTS.

Unless specifically noted in the Disclosure Documents, Seller has no knowledge concerning the presence of radon gas, asbestos or other toxic or hazardous substances in the Property. However, Buyer shall not interpret Seller's lack of knowledge as a representation that the Property is free of radon gas, asbestos or other toxic or hazardous substances.

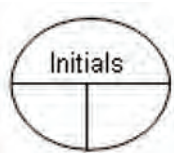
4. **Buyer's Duty to Inspect/Test:** The Property is being sold "as is"- in its present condition with all faults, if any, including those disclosed in paragraph 3 above. Unless required by law, Seller rejects all option/no risk due diligence fees/periods specified in the Agreement. Buyer has the right to inspect or to have the Property inspected by others on Buyer's behalf to determine the existence of defects, if any. All inspections shall be at Buyer's sole cost and expense. Seller recommends that Buyer secure such surveys, title inspections, professional building inspection reports, any inspections or tests necessary to determine the presence of radon gas, asbestos, lead based paint, underground storage tanks, or other toxic or hazardous substances in or about the Property, and any other tests and inspections Buyer deems appropriate to determine the condition of the Property.

Any and all inspections and tests conducted on Buyer's behalf, and any defects discovered, must be reported to Seller or Seller's agent in writing, accompanied by a complete copy of the Buyer's reports, no later than 5:00 p.m. on the seventh (7th) day after the date Seller signs the Rider except that Buyer may have up to ten (10) days to complete inspections for lead based paint and/or its hazards, unless Buyer has waived this opportunity. Buyer's failure to provide Seller with a copy of the inspection reports and reported defects within this seven (7) day period (10 for lead-based paint), shall constitute Buyer's acceptance of the condition of the Property and a waiver of all inspection contingencies, and Buyer's agreement to proceed to closing.

Seller shall have seven (7) days from the date Seller receives Buyer's written notice of any defects not previously disclosed by Seller, to advise Buyer or Buyer's agent, in writing, that Seller shall proceed under one of the following options:

- a) Treat the condition and repair the defect at Seller's own cost and expense, in which event Buyer agrees to consummate the purchase transaction according to the terms of the Agreement and this Rider; (in the case of lead-based paint and/or remediation of lead-based paint hazards, Seller will provide Buyer with a certificate from a risk assessor or inspector demonstrating that the condition has been remedied before the date of closing); or
- b) Provide a closing credit to Buyer, or Buyer's designated contractor, in an amount agreed to by the Buyer and Seller which will be shown on the Closing Disclosure in lieu of making the repair(s), (subject to approval by Buyer's lender). In which event Buyer agrees to consummate the purchase transaction according to the terms of the Agreement and this Rider and to sign a release holding the Seller from any liability or obligation, in a form acceptable to Seller related to the condition and its repair; or
- c) Terminate the Agreement by executing a Release and refunding the Buyer's earnest money deposit. If Seller elects to terminate, Buyer shall have the right to consummate the purchase transaction taking the Property in "as is" condition with whatever defects exist; Buyer must notify Seller, in writing, of the intent to proceed within four (4) days after receipt of Seller's notice of its election to terminate. Should Seller fail to respond within seven (7) days after notification of defects by Buyer, this Agreement shall be considered null and void, with any and all obligations of the

Buyer initials:



respective parties terminated and Seller will refund Buyer's earnest money deposit.

Buyer shall have the right to make a final inspection of the Property to be sure that the Property's condition has not deteriorated from the date of the Agreement and Rider (ordinary wear and tear excepted) and to submit any repair requests to Seller as a result of Buyer's final inspection two (2) business days prior to settlement/closing.

Buyer agrees to indemnify and hold harmless Seller, its officers, directors, employees, agents, contractors and tenants from all claims, damages, liabilities, and expenses arising in connection with inspections made by Buyer, its agents or contractors prior to closing.

5. **Financing:** Buyer agrees to notify Seller, in writing, in the event the designated type of financing in the Agreement changes prior to closing. Buyer further agrees to provide Seller with a copy of any written denial for financing, to include the reason for the denial, upon receipt of notification of denial.
6. **Toxic/Hazardous Substances:** Buyer assumes all risk of loss, damage or injury which may arise as a result of, or may be in any way connected with, the presence of radon gas, asbestos, mold or any other toxic, hazardous or other environmentally dangerous substance in, on or about the Property. Buyer fully and forever releases and discharges Seller, its officers, employees and agents, from any and all claims, damages, liabilities, and expenses (including attorney's fees), whether now or hereafter known, which Buyers have or may hereafter have against Seller, its officers, employees and agents. Buyer releases and indemnifies Seller, its officers, employees and agents from and against any claims, damages, liabilities, and expenses (including attorney's fees), relating to the presence of radon gas, asbestos, mold or any other toxic, hazardous or other environmentally dangerous substance in, on or about the Property, which claim is made by Buyer, Buyer's dependents or invitees. This provision shall survive delivery of the Deed and the closing.
7. **Title/Title Insurance:** In the event a title report reflects title defects, Seller shall have the option to correct the item or terminate the transaction at Seller's discretion. Seller shall have no obligation to bring any action or proceeding or otherwise incur any expense whatsoever to render title marketable or insurable. In the event the defect is one which will require in excess of thirty (30) days to correct, Seller will notify Buyer and Buyer may terminate the Agreement, receive a refund of the earnest money deposit and release Seller from further obligation under the Agreement.

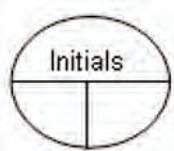
Seller will not provide a policy of title insurance to Buyer at Seller's expense unless the Property is in a jurisdiction where it is customary for a seller of residential property to do so and, in that event, Seller reserves the right to select a title insurer/agent.

If the Property is located in a jurisdiction where it is customary for the buyer of residential property to purchase an owner's title policy, Buyer acknowledges that Seller through its title provider has already ordered a preliminary title search/abstract. The Buyer is not required to continue using the service of Seller's title provider nor is Buyer required to use the service of any particular closing/settlement services provider as condition sale. If however, Buyer elects to have Seller's title provider continue the title process and provide other closing services, then Buyer shall receive a credit equal to the cost borne by Seller for the preliminary search, which credit will be noted on the Closing Disclosure at closing. Other than an update of preliminary title search, Buyer shall pay for additional title work required by Buyer or their lender, unless otherwise agreed to, in writing, by the Parties.

Title will be conveyed by a deed with limited warranties of title that is customary in the marketplace.

8. **Tax and Other Prorations:** Except as otherwise provided herein, prorations for "Taxes" (defined as

Buyer initials:



general or "ad valorem" property taxes, supplemental and special taxes, and personal property taxes) will be calculated in accordance with local custom and based upon the most recent ascertainable full year tax bill provided as of the day of closing by the local tax collector, assessor or other applicable authority; provided, however, properties located in Illinois will be prorated at a rate of 105% of the most recent available written tax bill unless otherwise agreed by Seller. Buyer assumes all obligations for Taxes (including, without limitation, reassessments) and other charges for the Property after closing. The proration for the day of closing shall be charged to Buyer. Settlement is final. **SELLER WILL MAKE NO ADJUSTMENTS OR REPRORATIONS WHATSOEVER AFTER CLOSING.** This provision shall survive delivery of the deed and the closing.

Any confirmed and levied special assessment(s), whether governmental or association based, including special service area fees, shall be prorated and paid current through closing only. No proration shall be provided for future, unconfirmed or impending special assessments or special service area fees. All prorations shall be final as of closing.

9. **Closing:** Following the final inspection, as set forth in paragraph 4 hereinabove, all closing and repair figures must be confirmed and approved by Seller or its closing agent at least three (3) business days in advance of closing. Closing date and time must be scheduled at least five (5) days prior to closing.

The closing of the sale of the Property shall be facilitated through, the following closing agency (firm name): Moore & Alphin, PLLC

whose address is: 3733 National Drive, Suite 100, Raleigh, NC 27612

Telephone No.: (919) 787-8812 Fax No.: _____

Local Closing/Settlement Contact: Amanda Palmer

 The closing shall occur on or before: _____

The parties agree that Time is of the Essence. Seller shall not be obligated to grant any extensions without specific written agreement. Seller will not be liable for any expenses incurred by Buyer, including temporary housing payments, moving and storage fees or mortgage finance fees, as a result of any closing delays due to lender related requirements. Seller reserves the right to charge a per diem penalty calculated at contract sales price x 1.5% divided by 30, in the event the Seller deems closing delays unreasonable.

Buyer acknowledges and agrees that Seller and Seller's relocation client (i.e., the employer in a relocation transaction) are entitled to receive a complete, fully executed copy of the Closing Disclosure reflecting all monies received and disbursed in connection with this transaction.

The listing real estate agency is: _____ Long & Foster Real Estate Inc _____

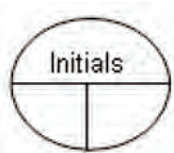
The listing broker (or agent) is: _____ Renee Daniels

Note: Notwithstanding anything to the contrary in the Agreement, or elsewhere, the brokerage commission will be considered earned and payable only if the sale to Buyer is closed, the deed delivered to Buyer and the purchase price delivered to Seller.

Special Instructions: _____

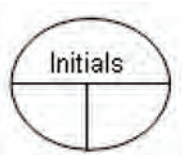
10. **Possession:** Possession shall be given to the Buyer at closing and funding. Buyer may not alter the Property, store anything on/in the Property, occupy, or otherwise use the Property prior to closing.

Buyer initials:



11. **Dispute Resolution:** Notwithstanding anything contained in the Agreement to the contrary, except as may otherwise be required by state law, Seller expressly rejects all mediation, arbitration and other alternative dispute resolution procedures. Any provisions in the Agreement requiring such procedures are void and of no effect.
12. **Insurance:** At closing, Seller will be relieved of all responsibility and liability for maintaining any insurance on the Property and Seller's insurance policies will terminate immediately upon closing. Buyer is responsible for obtaining such coverage as Buyer deems appropriate.
13. **Attorney's Fees:** In the event of a dispute involving the enforcement or interpretation of the terms or provisions of the Agreement or this Rider, the prevailing party will be entitled to reasonable attorney's fees, court costs and necessary disbursements, in addition to any other relief to which the party may be entitled. This provision will survive closing.
14. **Execution of Purchase Agreement and Rider:** The parties are not bound until the Agreement and this Rider are executed and delivered to the respective party or its agent. In addition, the Buyer acknowledges that this sale is a corporate relocation transaction and that Seller's ability to transfer title is contingent upon Seller's ability to acquire contractual ownership of the Property (if the Property is a cooperative apartment, authority to transfer the cooperative apartment shares and lease) through a contract with the individual being relocated upon terms satisfactory to that individual and Seller on or before the closing date set forth above. If Seller does not acquire ownership, authority and/or obtain marketable title on or before the closing date, the Agreement may be deemed null and void at the option of either party. In that event, the earnest money or Buyer's deposit will be refunded to Buyer as Buyer's sole and exclusive remedy and Seller will be released from further liability.
15. **Assignment/Modifications:** The Agreement and this Rider may not be assigned by Buyer unless Seller gives prior written consent. Notwithstanding the foregoing, in the event the Property is a cooperative apartment, Seller may assign this Agreement and Rider if necessary in order to meet the requirements of a cooperative housing corporation for transfer of the shares and lease and closing. Any modification to the Agreement or this Rider must be made in writing and executed by both Buyer and Seller.
16. **Settlement as Final:** Buyer's (a) failure to notify Seller in writing of any defects within the time limits provided in this Rider, or (b) acceptance of the Deed at settlement shall constitute Buyer's full acceptance of the condition of the Property and an absolute and irrevocable waiver of Buyer's right to object to its condition or assert any claim related to the Property at any time in the future including, but not limited to latent defects of which Seller had no actual knowledge. This provision shall survive delivery of the Deed and the closing.
17. **Liquidated Damages:** It is expressly agreed that any default by Buyer in the performance of the Agreement or this Rider will, at Seller's option, immediately terminate the Agreement and the Buyer's deposit and/or earnest money will be released and surrendered to Seller as liquidated damages and not as a penalty, to defray carrying costs and lost marketing time. In the event of Seller's default, Purchaser's sole remedy shall be limited to the return of the Buyer's earnest money deposit and the Agreement shall then be deemed terminated.
18. **Severability:** If any provision of this Rider conflicts with the applicable law of the jurisdiction where the Property is located, such conflict shall not affect other provisions of this Rider which can be given effect without the conflicting provision.

Buyer initials:



19. **For Properties Located In LOUISIANA Only:** Buyer acknowledges and agrees that the Property is being sold in "as is" and "where is" condition, without any warranty of recourse whatsoever as to the condition of the Property, including, without limitation, any warranty as to the absence of vices or defects (whether apparent, latent, known or unknown, easily discoverable, or hidden), fitness for any ordinary use, or fitness for any intended use or particular purpose, even for the return or reduction of the purchase price or otherwise. Buyer acknowledges reliance solely on Buyer's inspection of the Property. Accordingly, Buyer waives all of Buyer's rights in connection with the condition of the Property, and Buyer hereby relieves and releases Seller from any and all liability in connection with the condition of the Property, including particularly any and all liability for any claim or cause of action for redhibition or for reduction of the purchase price or otherwise pursuant to Louisiana law. Buyer expressly waives all rights in redhibition and reduction of the purchase price or otherwise pursuant to Louisiana law. Buyer further acknowledges and agrees that Buyer has not relied on Seller's skills or judgment in selecting the Property. Buyer acknowledges and understands that Louisiana redhibition law enables Buyer to hold Seller responsible for any undeclared latent defects in the Property existing on the date of the Act of Sale and to either rescind the sale or seek a reduction of the purchase price, and Buyer hereby specifically waives such rights. As used in this provision, "Act of Sale" refers to the closing of title.

Buyer acknowledges that the foregoing waivers have been explained to Buyer and that Buyer has read and understands such waivers, has voluntarily and knowingly consented to such waivers and agrees to be bound thereby.

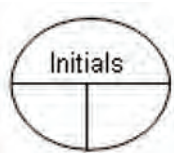
20. **For Properties Located in CALIFORNIA Only:** In connection with any rights Buyer is waiving under this Rider, including but not limited to, those set forth in sections 2, 3, 4, 6 and 7 respectively, Buyer expressly waives and relinquishes all rights and benefits afforded by California Civil Code §1542, which provides as follows:

A general release does not extend to claims which the creditor does not know or suspect to exist in his/her favor at the time of executing the release, which if known by him must have materially affected his/her settlement with the debtor.

Buyer understands and acknowledges the significance of such specific waiver of Civil Code §1542. Notwithstanding Civil Code §1542 and, for the purpose of effecting a full and complete release and discharge of Seller, Buyer expressly acknowledges that this release is intended to include in its effect, without limitation, all claims, known and unknown, existing at the time of execution and that this release contemplates the extinguishment of any such claim or claims.

21. **For COOPERATIVE APARTMENTS Only:** In the case of a cooperative apartment, Buyer's acknowledgement of disclaimers of any and all representations, statements, guarantees, and warranties by Seller including, but not limited to, acknowledgements set forth in section 2, above, specifically include disclaimers of any representations pertaining to the cooperative corporation, maintenance, assessments and charges. All references to property shall mean co-op shares and apartment lease(s) allocated to the Premises that is the subject of the Purchase Agreement. Seller's contractual ownership of the property shall be established as Seller's authority to transfer the co-op shares and apartment lease(s).
22. **ELECTRONIC SIGNATURES:** The Parties agree that electronic signature, as well as transmission by fax and/or email containing a digital image of a party's signed Agreement shall be considered a valid execution of the Agreement.

Buyer initials:

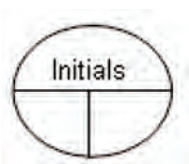


23. **Additional Provisions:**

Seller: BGRS Relocation Inc.

			
		Buyer	Date
By: _____		Buyer	Date
		Buyer	Date
_____		_____	
Listing Broker/Agent		Selling Broker/Agent	Date
			

Buyer initials:



BGRS COVID-19 RIDER ADDENDUM

This Rider Addendum ("Addendum") amends that certain Purchase Agreement and Rider ("Agreement") dated _____, 20__, by and between _____ ("Seller") and _____ ("Buyer") (collectively "the Parties") for the property located at _____ (the "Property") herein the "Agreement."

The Parties recognize that government actions, mandated as a result of COVID-19 may impact real estate transactions due to travel restrictions, isolation/quarantine requirements and closure of offices/businesses including government and private offices that typically fund, close and record real estate transactions. As these circumstances arise, and potentially impact the duties of the Parties under the Agreement, the Parties agree as follows:

1. Buyer(s) shall:
 - (a) instruct anyone who will be given access to the Property on Buyer's behalf in order to inspect, test, and perform any other tasks (i.e. inspectors, agent and appraisers, etc. or "Buyer's Representatives") to wash their hands or use hand sanitizing products **prior to** conducting such tests/inspections and to wear gloves or clean any surface area that they touch (i.e. doorknobs, faucets, countertops etc.) inside the Property with sanitizing cleaning products to the extent practical;
 - (b) use reasonable efforts to limit access to the Property, to those necessary to perform tasks (i.e. inspections, appraisals and walk-throughs), in order to facilitate the transaction;
 - (c) not allow any non-essential individuals to access the Property (i.e., personnel that are not essential to facilitate the transaction, such as contractors, decorators, blind or window covering contractors, painters, etc.), absent the express written approval of the Seller;
 - (d) in those geographic areas where it is customary for Buyer to choose title providers and purchase owners' title insurance, make every effort to order title, to include any municipal record searches as soon as practical following execution of the Agreement and pay for those charges accordingly; and
 - (e) refrain from entering the Property and to notify the Seller as soon as reasonably possible if they or anyone who entered the Property on their behalf (i) have tested positive for COVID-19 or (ii) have come in contact with someone infected with COVID-19 or whom they suspect may be infected with COVID-19. In all events, Buyer will make a reasonable effort to find an alternative person to come to the Property to perform the necessary tests/inspections.
2. Seller shall notify Buyer(s) as soon as reasonably possible, in the event any person residing in or coming in direct contact with the interior of the Property tests positive for COVID-19 or is required to self-quarantine due to exposure to COVID-19.
3. The Parties further agree that:
 - (a) In the event that either Party cannot close on the date set forth in the Agreement as a result of a failure to perform that is directly attributable to the impact of COVID-19, the Party shall provide immediate written notice, as well as proof of the illness/quarantine mandate, to the other Party.
 - (b) The Party providing said notice shall take such measures to effect Closing as may be available (i.e. using mobile notaries, E-notarization (if allowed), or execution of Power of attorney or other such action acceptable to the lender or title provider). In the event the Closing date must be extended, the Parties agree it will be extended to a mutually agreeable date not longer than thirty (30) days from the original Closing date.
 - (c) Any costs associated with the extension of the Agreement due to financing commitment extensions or updates to title etc., shall be borne by the party requesting said extension unless otherwise agreed to by the Parties in writing.
 - (d) In the event the Buyer's title company is unable to close the sale of the Property due to any reason

directly attributable to the impact of COVID-19, Buyer agrees to allow Seller's title company/provider, to effect closing in a timely manner and Buyer will pay any/all additional costs, if any, associated with the transition of the title and closing services on Buyer's behalf.

- (e) Notwithstanding anything to the contrary in the Agreement, in the event the sale of the Property closes but the title and recording office, or other governmental agency, is unable to record the deed and related document due to the government closure of the county recorder's office as a result of COVID-19, the Parties agree to satisfy closing agents requirements as it relates to delayed document recording and insurability.
- (f) IN THE EVENT OF A CONFLICT BETWEEN THIS ADDENDUM AND THE AGREEMENT THIS ADDENDUM SHALL CONTROL, EXCEPT THAT IN THE CASE OF SUCH A CONFLICT AS TO THE DESCRIPTION OF THE PROPERTY OR THE IDENTITY OF THE BUYER OR SELLER, THE AGREEMENT SHALL CONTROL
- (g) This Addendum is meant to provide authorization as circumstances arise, and potentially impact the duties of the Parties under the Purchase Agreement. It is not meant to override any individual state statute or law, and in the event of any conflict between this Addendum in any individual state, Parties agree state law shall control.

The Parties herein acknowledge that they have read, understand, agree and accept the terms of this Addendum.

By and on behalf of the Buyer(s):

Buyer Signature

Buyer Signature

Buyer Name

Buyer Name

By and on behalf of the Seller

Seller Signature

BUYER'S AGENT – READ THIS FORM!



Transferee ID: 8654415

Addendum to Purchase Agreement – Closing Agent Selection Agreement

By signing this form, Buyer and Seller hereby acknowledge, understand, and agree to select as follows:

- **THE ESCROW AND CLOSING PROCESS WILL BE CONDUCTED BY:**

**Moore & Alphin, PLLC
3733 National Drive
Raleigh, NC 27612
Phone: (919) 787-8812**

- **SELLER WILL SELECT THE UNDERWRITER OF THE TITLE INSURANCE POLICY(IES).**
- **A TITLE EXAM AND COMMITMENT HAVE BEEN OR WILL BE OBTAINED AND ISSUED THROUGH SIRVA SETTLEMENT, INC. OR OBTAINED BY THE ABOVE REFERENCED OFFICE. If SIRVA Settlement, Inc. is the listed office, the Buyer understands and agrees that SIRVA Settlement may assign one or more of its title issuance, escrow or closing activities to another qualified title, escrow and or closing office which will be identified by SIRVA Settlement prior to closing.**

The closing will take place at a location mutually agreed upon by the Seller and the Buyer. **Moore & Alphin, PLLC** has the authority to select a location on behalf of the Seller.

IMPORTANT NOTICE OF BUYER'S AGREEMENT

FEDERAL LAW AND COMPARABLE STATE LAW REQUIRE THAT NO SELLER OF PROPERTY THAT WILL BE PURCHASED WITH THE ASSISTANCE OF A FEDERALLY RELATED MORTGAGE LOAN SHALL REQUIRE DIRECTLY OR INDIRECTLY, AS A CONDITION TO SELLING THE PROPERTY, THAT TITLE INSURANCE COVERING THE PROPERTY BE PURCHASED BY THE BUYER FROM ANY PARTICULAR TITLE COMPANY.

BUYER FULLY UNDERSTANDS THAT BUYER IS NOT REQUIRED TO PURCHASE TITLE INSURANCE FROM THE TITLE AND/OR ESCROW AND CLOSING COMPANY PROPOSED BY SELLER AS A CONDITION OF BUYING THIS PROPERTY. OTHER COMPANIES EXIST THAT CAN PROVIDE THE SAME OR SIMILAR SERVICES. ANY PRE-POPULATED TERMS HEREIN CAN BE CHANGED BY THE PARTIES.

BY SIGNING THIS CLOSING AGENT SELECTION AGREEMENT, THE BUYER ACKNOWLEDGES AND AGREES THAT BUYER HAS HAD AN OPPORTUNITY TO COMPARE THE COSTS AND SERVICES OF THE TITLE AND/OR ESCROW AND CLOSING COMPANY PROPOSED BY SELLER WITH COSTS AND SERVICES OF OTHER TITLE AND/OR ESCROW AND CLOSING COMPANIES. BUYER HAS NEGOTIATED AND AGREED TO THE SELECTION OF TITLE INSURANCE, THE ESCROW AND CLOSING OFFICE AND AGREES TO THE SELECTION OF THE TITLE INSURANCE AGENT AND UNDERWRITER AND THE ESCROW AND CLOSING OFFICE CONTAINED HEREIN.

BUYER SHALL INFORM BUYER'S AGENT AND MORTGAGE LENDER OF THIS AGREEMENT AND PROVIDE BOTH AGENT AND LENDER A COPY OF THIS AGREEMENT.

The parties commit to provide the lender information and any other pertinent details needed to facilitate a timely closing through **SIRVA Settlement, Inc. or its assignee, Moore & Alphin, PLLC.**

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**

**3613 River Watch Lane
Franklinton, NC 27525-7051**

_____, **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.

BUYER (Date)

BUYER (Date)

*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.

Lynne Kelly
File #: 8654415

COMPLETE, SIGN AND RETURN TO:

BGRS Relocation Inc.
Amanda Funk
Email: Amanda.Funk@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	Lynne Kelly	"The Seller"
Spouse	Petron Kelly	"The Seller"
Other(s) on title		"The Seller"
Property address	3613 River Watch Ln Franklinton, NC 27525-7051 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: 2.4 Years	Date purchased: 4-29-22
Property Type	
☐ Condominium	☐ Co-operative apartment
☒ Single family	☐ Mobile/manufactured home
Other:	

Seller Initials YK, DMK

BGRS Initials AF
on behalf of
BGRS Relocation Inc.

Resale Buyer Initials

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Lynne Kelly
File #: 8654415

Is Property currently occupied?	Yes	☒	No	If vacant, for how long:
---------------------------------	-----	-------------------------------------	----	--------------------------

2. GENERAL PROPERTY INFORMATION Continued																			
Air conditioner(s)																			
None		☒		Central air		☐		Ductless home air system											
Window unit		How many units:																	
Detectors																			
None		☐		Smoke- how many:		☐													
Carbon-monoxide (CO)- how many:		☒		Combo CO and Smoke- how many:		6													
Fireplace																			
None		☐		Decorative- how many:		☐													
☒		Gas- how many: one		Wood burning- how many:		☐													
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:									
Roof/Age of roof:																			
☒		Asphalt		☐		Metal		☐		Tile									
☐		Composition		☐		Slate		☐		Wood shingle									
☐		Other:																	
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 LK, MK BGRS initials AE 8/19/24 Resale Buyer initials _____
AP on behalf of BGRS Relocation Inc.

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Lynne Kelly
File #: 8654415

☒	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: 4	☒	
f)	Central Vacuum			☒	
g)	Crawlspace			☒	
h)	Electrical			☒	
i)	Fireplace(s)			☒	
j)	Floors			☒	
k)	Garage door opener(s) one		How many remotes: 2	☒	
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 YK, PMK

BGRS Initials AE 8/19/24
AF on behalf of
BGRS Relocation Inc.

Resale Buyer initials I

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Lynne Kelly
File #: 8654415

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?		✓
b) Have you made any additions, structural modifications, repairs or other alterations to the Property? If yes, answer (i-iv.) below:		✓
i. Were permits required?		✓
ii. Were permits obtained and closed?		✓
iii. If applicable, was ACC/HOA approval required?		✓
iv. If applicable, was ACC/HOA approval obtained?		✓
c) Is there any evidence of, or has the Property been treated for, or repaired due to termite, pest or rodent infestation?		✓
Comments:		

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?	✓	
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?		✓
c) Are there any driveways or private roads where use or maintenance is shared?		✓
d) Are you aware of any easements, encroachments, overlaps, boundary or lot line disputes (recorded or not) that affect the Property?		✓
e) Are there any zoning violations, non-conforming units, violation of set -back requirements, boundary disputes, etc.?		✓
Is your interest in or ability to convey marketable title to the Property affected by		✓

8/19/24

Seller initials ZK / pmk

BGRS initials AE /
AP on behalf of
BGRS Relocation Inc.

Resale Buyer initials /

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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?		☒
b)	Are you aware of any properties adjacent to the Property that have/have had any issues with drainage, grading, standing water?		☒
c)	Is the Property located in a designated flood zone by FEMA that requires flood insurance?		☒
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?		☒
b)	Are there cracks, tilting or settling of any exterior walls, interior walls, ceilings, floors, foundation or basement?		☒
c)	Has there been any damage to the Property or any of the structures from fire, earthquake, hurricanes, tornadoes, floods, landslides, etc.?		☒
d)	Are there past or present problems with driveways, walkways, patio, seawalls, fences, retaining walls on or adjacent to the Property?		☒
Comments:			

8/19/24

Seller Initials ZK, PMK

BGRS Initials AE I
AF on behalf of
BGRS Relocation Inc.

Resale Buyer Initials I

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8. NEIGHBORHOOD			
• 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.		Yes	No
a)	Is there any unusual noise from any source that affects the Property? (Airplanes, highway, trains, hospital zone)		✓
b)	Is the Property located near any recreational facility? (Community park, baseball field, golf course, etc.)		✓
c)	Is the Property located near any unusual business? (Correctional facility, gun range, private or municipal dump, junkyard or toxic disposal site etc.)		✓
d)	Is the Property located near any retaining pond or other water source?		✓
Comments:			

9. HAZARDOUS SUBSTANCES			
• 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)	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?		✓
b)	Does the Property contain an inactive/abandoned home heating oil or LP gas tank? <i>If yes answer question (i.) below.</i>		✓
i.	Date storage tank abandoned?		
Comments:			

8/19/24

Seller initials LK, Pmk BGRS initials AE / I Resale Buyer initials /

AF on behalf of
BGRS Relocation Inc.

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Lynne Kelly
File #: 8654415

10.	HOMEOWNER'S OR CONDOMINIUM ASSOCIATION			
	- 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 there any common areas not managed by a use and maintenance agreement? (roofs, walls, driveways, roadways, walkways, wells or other jointly-owned areas)			✓
b)	Is there a Homeowner or condominium association pertaining to the Property? <i>If yes, answer questions (i-vii) below.</i>			✓
i.	Is the Home owner or condominium association voluntary?			✓
ii.	Is the Home owner or condominium association mandatory?			✓
iii.	Does the association collect dues?			✓
iv.	Is the association solvent (financially stable)?			✓
v.	Does the association have first right of refusal for sale?			✓
vi.	Any special assessments whether actual, pending or proposed?			✓
vii.	Any lawsuits by or against the association?			✓
Comments:				

11.	MISCELLANEOUS			
	- 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.		Yes	No
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?			✓
b)	Are there any tax increases, bonds or special assessments by any governmental authority?			✓
c)	Is there any legal action that could affect your interest in the property? (demands,			✓

8/19/24

Seller initials YK, Pmk

BGRS initials AE /
AP on behalf of
BGRS Relocation Inc.

Resale Buyer initials /

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

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 *SK PMK*

BGRS Initials *AE I*
AP on behalf of
BGRS Relocation Inc.

8/19/24

Resale Buyer Initials *I*

Lynne Kelly
File #: 8654415

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

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: 8/1/24

Lynne Kelly
Lynne Kelly

Seller Initials JK, PMK

BGRS Initials AE
AP on behalf of
BGRS Relocation Inc.

Resale Buyer Initials /

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Date:

8-1-24

Lynne Kelly

Lynne Kelly
File #: 8654415

Seller Initials

PK

BGRS Initials

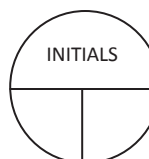
AE
As on behalf of
BGRS Relocation Inc.

8/19/24

Resale Buyer Initials

/

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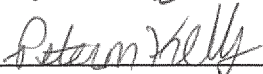
Lynne Kelly
File #: 8654415

Sign and return to:

BGRS Relocation Inc.
Amanda Funk
Email: Amanda.Funk@sirva.com

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

Property address: 3613 River Watch Ln
Franklinton, NC 27525-7051

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: Lynne Kelly	Date <u>7/31/24</u>
 Seller:	Date <u>7-31-24</u>

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.

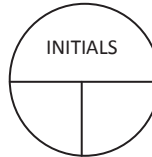
Seller's Disclosure (Initial)

_____ (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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Lynne Kelly
File #: 8654415

____ (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)

____ (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.
____ (e) Purchaser has (check one below):

____ 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)

____ (f) Agent has informed the seller of the seller's obligations under 42 U.S.C.4582.d and is
____ N/A 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.

Seller: Lynne Kelly	Date	Seller:	Date
N/A	N/A	N/A	N/A
Listing Agent	Date	Selling Agent	Date

BGRS Relocation Inc.

By: Amanda Funk 8/19/24
Amanda Funk on behalf of BGRS Relocation, Inc. Date

Its:



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: **3613 River Watch Lane, Franklinton, 27525**

Owner's Name(s): **Lynne B. Kelly, Peter Kelly**

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

Signed by:
Owner Signature: Lynne B. Kelly **Lynne B. Kelly** Date **8/14/2024 | 15:53 PM PDT**
Owner Signature: Peter Kelly **Peter Kelly** Date **8/14/2024 | 16:11 PM PDT**

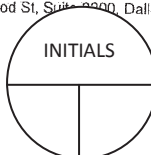
Purchaser(s) acknowledge receipt of a copy of this Disclosure Statement; that they have examined it before signing; that they understand that this is not a warranty by owner or owner's agent; and that the representations are made by the owner and not the owner's agent(s) or subagent(s).

Purchaser Signature: Amanda Funk **Amanda Funk on behalf of** Date **8/19/24**
Purchaser Signature: BGRS Relocation, Inc. **BGRS Relocation, Inc.** Date

REC 4.25

1/1/15

Peter and Lynne





NORTH CAROLINA REAL ESTATE COMMISSION

Residential Property And Owners' Association Disclosure Statement

Protecting the Public Interest in Real Estate Brokerage Transactions

Property Address/Description: **3613 River Watch Lane, Franklinton, 27525**
 Owner's Name(s): **Lynne B. Kelly, Peter Kelly**

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.

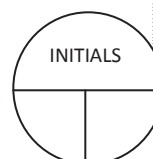
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 Buyer Initials BGRS Relocation Inc. 8/14/2024 | 16:11 PM PDT

Franklin Morisey Realty - Wake Forest, 3150 Rogers Rd. STE 100 Wake Forest NC 27587
 Donna Thompson

Phone: 919-229-2034 Fax: 919-229-2034
 Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

Peter and Lynne

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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: <u>04-29-22</u> If not owner-occupied, how long has it been since the owner occupied the property? _____	☒	☐	☐																																																																										
A2. In what year was the dwelling constructed? <u>2022</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? <u>2022</u>			☐																																																																										
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:																																																																													
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Explanations for questions in Section A (identify the specific question for each explanation):

SECTION B. HVAC/ELECTRICAL

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 [<u> </u> # of units] Year: <u>2022</u>	☐ Heat Pump [<u> </u> # of units] Year: _____		
☐ Baseboard [<u> </u> # of bedrooms with units] Year: _____	☐ Other: _____ Year: _____		

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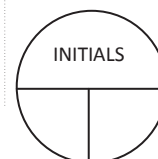
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2

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

☒ Central Forced Air: _____ Year: 2022 ☐ Wall/Windows Unit(s): _____ Year: _____
☐ Other: _____ Year: _____

Yes No NR

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? 08-07-24

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

☐ Copper ☐ Galvanized ☐ Plastic ☐ Polybutylene ☒ Other: Pex

C3. What is the dwelling's water heater fuel source? (Check all that apply; indicate the year of each system manufacture) ☒ Gas: 2022 ☐ 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? 3 ☐ No Records Available

Date the septic system was last pumped: 08-19-24

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

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

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

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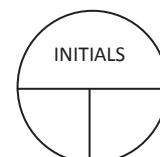
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3

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SECTION D. FIXTURES/APPLIANCES

D1. Is the dwelling equipped with an elevator system?

If yes, when was it last inspected? _____

Date of last maintenance service: _____

Yes ☐ No ☒ NR ☐

D2. Is there a problem, malfunction, or defect with the dwelling's:

	NA	Yes	No	NR		NA	Yes	No	NR		NA	Yes	No	NR		NA	Yes	No	NR
Attic fan, exhaust fan, ceiling fan	☐	☐	☒	☐	Irrigation system	☒	☐	☐	☐	Sump pump	☒	☐	☐	☐	Garage Door system	☐	☐	☒	☐
Elevator system or component	☒	☐	☐	☐	Pool/hot tub /spa	☒	☐	☐	☐	Gas logs	☐	☐	☒	☐	Security system	☒	☐	☐	☐
Appliances to be conveyed	☐	☐	☒	☐	TV cable wiring or satellite dish	☐	☐	☒	☐	Central vacuum	☐	☐	☒	☐	Other:	☐	☐	☐	☐

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

SECTION E. LAND/ZONING

E1. Is there a problem, malfunction, or defect with the drainage, grading, or soil stability of the property?

Yes ☐ No ☒ NR ☐

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

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?

Yes ☐ No ☒ NR ☐

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Buyer Initials BGRS Relocation Inc. Owner Initials Plc 8/14/2024 | 16:11 PM PDT

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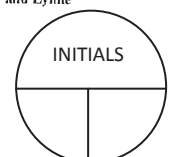
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Peter and Lynne

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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 AF 8/19/24 Owner Initials PL 8/14/2024 | 15:53 PM PDT
 Buyer Initials BGRS Relocation Inc. Owner Initials PL 8/14/2024 | 16:11 PM PDT

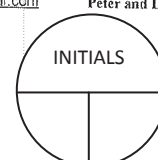
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REC 4.22
REV 5/24

5

Peter and Lynne

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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.

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: _____

Yes ☐ No ☒ NR ☐

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: Lynne B. Kelly signed by: EA3C4D703078450... Lynne B. Kelly Date 8/14/2024 | 15:53 PM PDT

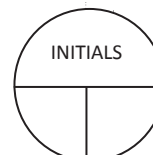
Owner Signature: Peter Kelly signed by: EA3C4D703078450... Peter Kelly Date 8/14/2024 | 16:11 PM PDT

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

Buyer Signature: Amanda Funk Amanda Funk on behalf of BGRS Relocation, Inc. Date 8/19/24

Buyer Signature: _____ Date _____

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ReloOlogy Inspection Management Services, LLC
501 Cambria Avenue
Bensalem, PA 19020
215.604.1580

ERC Property Assessment MCI / MCA

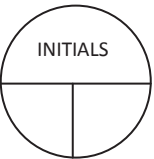


Inspection Date: 8/7/2024

Inspection Completed for: Sirva
(630) 972-2250
150 Harvester Dr
Burr Ridge, IL 60527
8654415

Transferee / Property Information: SIRVA
3613 River Watch Ln
Franklinton, NC 27525

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Worldwide ERC® Relocation Property Assessment

IMPORTANT INFORMATION: Please Read Carefully

This document is a Property Assessment. It is not a buyer's home inspection.

This document should not be used in place of nor be mistaken for a general home inspection or specialty type inspection performed by a licensed or trades professional (e.g., professional home inspector, engineer, pest control operator, electrician, plumber, roofer or HVAC specialist, pool/spa specialist, etc.). This Property Assessment was prepared exclusively and for the sole use of the Client identified below (the "Client") under an established business-to-business relationship for the specific purposes of assisting with the relocation of an employee. It is not intended for use, nor is it to be relied upon, by any party other than the Client, including, but not limited to, buyers, sellers, lenders, real estate brokers/agents, and/or appraisers.

The Client may be required to provide this Property Assessment to other parties in order to comply with disclosure obligations under applicable federal, state and/or local law(s); however, no disclosure of this Property Assessment to other parties, including prospective buyers, shall be deemed to create or give rise to a duty of care or performance on the part of the Property Assessment Provider identified below or the Client toward such other parties. Accordingly, no party other than the Client may rely upon or be influenced by this Property Assessment when considering the property. The Property Assessment Provider prepared this Property Assessment in accordance with Client directives and based it on findings gathered at the property address identified below and other property information sources.

1. GENERAL INFORMATION

File #: 8654415 Client: Sirva

Contact: Amanda Funk Phone: Confidential Information Fax: Confidential Information

E-mail Address: Amanda.funk@sirva.com

Client Address: 3613 River Watch Ln

City/State/Postal Code: Franklinton, NC 27525

Transferee(s): SIRVA

Transferee Property Address: 3613 River Watch Ln

City/State/Postal Code: Franklinton, NC 27525

Property Assessment Provider: ReloOlogy Inspection Management Services Job/File #: 109217

Provider Address: 501 Cambria Avenue

City/State/Postal Code: Bensalem, PA 19020

Contact: _____ Phone: _____ Fax: _____

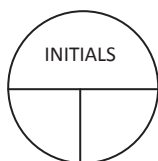
E-mail Address: _____

Date: 8/7/2024 Time: 9:00 am Weather: Overcast / Light Rain Temp: 78° F Estimated Age of Main Dwelling (yrs): 2

Parties Present at Time of Assessment: Homeowner Occupied: ☒ Yes ☐ No

Additions/Modifications: No Were Permits Obtained: _____ Explain: _____

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RELOCATION PROPERTY ASSESSMENT
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2. PURPOSE AND SCOPE OF THE RELOCATION PROPERTY ASSESSMENT

To provide a professional opinion of a relocating employee's main dwelling and its immediate surrounding area in its "as is" condition, as of the date of assessment, limited to the definitions and guidelines as established by the Client and within this Property Assessment document.

3. OBJECTIVE OF THE RELOCATION PROPERTY ASSESSMENT

To provide the Client with data about a relocating employee's main dwelling and its immediate surrounding area, based on a visual assessment of items identified by category in this Property Assessment document.

4. DEFINITION OF THE RELOCATION PROPERTY ASSESSMENT

A visual, non-invasive evaluation and status of the items identified by category on the ensuing pages. The reporting of apparent defects (not cosmetic deficiencies) that call for corrective action is limited to three categories: 1) structure; 2) unsafe or hazardous conditions; and 3) inoperative systems or appliances.

1. Structure: A load-bearing member of a building (including, but not limited to, footings, foundation walls, posts, beams, floor joists, bearing walls, or roof framings) is to be reported as defective if it has one or more of these characteristics:

- Abnormal cracking or splitting;
- Unusual settlement;
- Deterioration such as rot or pest infestation damage;
- Improper alignment or structural integrity compromised by modification or abuse; or
- Other characteristics that affect the building's structural integrity.

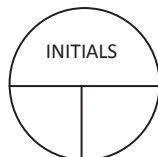
2. Unsafe or Hazardous Conditions: Any item that is identified as a safety defect or a hazard, the presence or absence of which would be dangerous. Unless directed by the Client, the reporting of the possible presence of lead based paint, asbestos, ureaformaldehyde foam insulation, radon, electromagnetic radiation, toxic wastes, molds or fungus, and other environmental or indoor air pollutants are outside the scope of this Property Assessment.

3. Inoperative Systems and Appliances: Any installed systems or built-in appliances that do not operate properly or perform their intended function in response to normal use.

Unless directed by the Client, the following areas are outside the scope of this assessment: (i) cosmetic deficiencies; (ii) deferred maintenance items; (iii) the condition of on-site waste and water systems; (iv) the condition of underground fuel storage tanks; (v) the quality of the water supply; (vi) geological hazards such as floods, erosion, earthquakes, landslides, mudslides and volcanoes; and (vii) governmental or lender requirements. Furthermore, this Property Assessment is not a representation of compliance or noncompliance with federal, state, or local government regulations and codes (e.g., building codes, zoning ordinances, energy efficiency ratings, addition or remodeling permits, etc.).

Estimated costs to correct items identified in this Property Assessment as defective and/or items that may require attention are not bids and do not give rise to performance obligations on the part of the Property Assessment Provider. The Property Assessment Provider is not engaged in the business of providing repair; renovation or improvement services; as such, the Property Assessment Provider has not and cannot determine the actual cost of any repairs, renovations or improvements that may be advised or desired. The cost estimates reflect national, state and/or local cost averages as derived from the review of cost estimator manuals and other information sources by the Property Assessment Provider; all cost estimates should be followed by firm quotes or bids from qualified, reputable contractors.

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5. STATUS DEFINITIONS

For each category, when applicable, rate the status of each item by checking the box as follows:

Acceptable: The item is performing its intended function as of the date of the assessment.

Not Present: The item does not exist in the structure being assessed.

Not Assessed: The item was not assessed because of inaccessibility or seasonal impediments.

Defective: The item is either: structurally unsound; unsafe or hazardous; or inoperative, as defined in Section 4 above.

**Please include comments in the corresponding "Remarks" column
for those items rated as Defective or Not Assessed.**



Item

See Summary for Remarks

LOTS & GROUNDS (LG)					
1	☐	☐	☒	☐	Walks
2	☐	☐	☐	☒	Stoops / Steps
3	☒	☐	☐	☐	Patio
4	☐	☒	☐	☐	Deck / Balcony
5	☒	☐	☐	☐	Porch
6	☐	☒	☐	☐	Retaining Walls
7	SURFACE WATER CONTROL				
8	☐	☐	☒	☐	Grading
9	☐	☐	☒	☐	Swales
10	☐	☒	☐	☐	Basement Stairwell Drain
11	☐	☒	☐	☐	Window Wells
12	☐	☒	☐	☐	Exterior Surface Drain

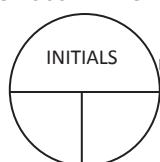
ROOF (R)					
1	METHOD OF ASSESSMENT: From Ground				
2	☒	☐	☐	☐	#1 Asphalt Shingles Approx. Age: 2 Design Life: 20
3	☐	☒	☐	☐	#2 Approx. Age: Design Life:
4	☐	☒	☐	☐	#3 Approx. Age: Design Life:
5	☐	☒	☐	☐	#4 Approx. Age: Design Life:
6	☐	☒	☐	☐	#5 Approx. Age: Design Life:
7	☒	☐	☐	☐	Flashing
8	☐	☒	☐	☐	Skylights
9	☒	☐	☐	☐	Chimney
10	ROOF WATER CONTROL				
11	☐	☐	☒	☐	Gutters
12	☐	☐	☒	☐	Downspouts and Extensions

EXTERIOR SURFACES (ES)					
1	☒	☐	☐	☐	#1 Manufactured Stone Veneer
2	☒	☐	☐	☐	#2 Vinyl Siding
3	☐	☒	☐	☐	#3
4	☒	☐	☐	☐	Trim
5	☒	☐	☐	☐	Fascia
6	☒	☐	☐	☐	Soffitts
7	☒	☐	☐	☐	Windows

Client: Sirva

Client File #: 8654415

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Item

See Summary for Remarks

GARAGE/CARPORTS (G/C)						
1				☒ Garage	☐ Carport	☒ Attached ☐ Detached
2	☒	☐	☐	☐		Door Operation
3	☒	☐	☐	☐		Automatic Door Opener
4	☒	☐	☐	☐		Condition

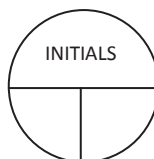
STRUCTURES (S)						
1	☒	☐	☐	☐		Foundation: Concrete Block
2	☒	☐	☐	☐		Beams
3	☒	☐	☐	☐		Bearing Walls
4	☒	☐	☐	☐		Joists / Trusses
5	☒	☐	☐	☐		Piers / Posts
6	☒	☐	☐	☐		Floor / Slab
7	☒	☐	☐	☐		Hand Rails

ATTIC (A)						
1						METHOD OF ASSESSMENT: Partially Entered
2	☒	☐	☐	☐		Roof Framing
3	☒	☐	☐	☐		Sheathing
4	☒	☐	☐	☐		Ventilation
5	☐	☒	☐	☐		Attic Fan
6	☐	☒	☐	☐		Whole House Fan
3	Evidence of water penetration? ☐ Yes ☒ No					

Client: Sirva

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Item

See Summary for Remarks

BASEMENT (B)						
1	☐	☒	☐	☐	Sump Pump	
2	☐	☒	☐	☐	Floor	
3	☐	☒	☐	☐	Heat	
4	Evidence of water penetration? ☐ Yes ☐ No					

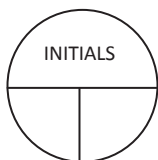
CRAWL SPACE (CS)						
1	☒	☐	☐	☐	Moisture	
2	☒	☐	☐	☐	Access	
3	Evidence of water penetration?				☐ Yes	☒ No

ELECTRICAL (E)						
1	Amps: 200			Volts: 120/240		
2	☒	☐	☐	☐	Service Cable	
3	☒	☐	☐	☐	Panel	
4	☒	☐	☐	☐	Branch Circuits	
5	☒	☐	☐	☐	Ground	
6	☒	☐	☐	☐	Wire Conductor	
7	☒	☐	☐	☐	GFI	
8	☒	☐	☐	☐	Smoke Detector	
9	Electrical service adequately meets the needs of the dwelling? ☒ Yes ☐ No					

Client: Sirva

Client File #: 8654415

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Item

See Summary for Remarks

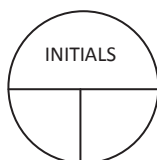
HEATING SYSTEMS (HS)						
1	☒	☐	☐	☐	Primary: Forced Air	Approx. Age: 2 Design Life: 20
2	☒	☐	☐	☐	Additional: Heat Pump	Approx. Age: 2 Design Life: 15
3	☐	☐	☐	☐	Fuel(s): Natural Gas, Electric	
4	☒	☐	☐	☐	Primary Operation	
5	☒	☐	☐	☐	Additional Operation	
6	☒	☐	☐	☐	Draft Control	
7	☒	☐	☐	☐	Exhaust System	
8	☒	☐	☐	☐	Distribution	
9	☒	☐	☐	☐	Fuel Tank/Lines	
10	☒	☐	☐	☐	Thermostat	
11	☒	☐	☐	☐	Blower	
12	☐	☒	☐	☐	Humidifier	
13	☐	☐	☒	☐	Heat Exchanger	
14	☐	☒	☐	☐	Pressure Relief Valve(s)	
15	☐	☒	☐	☐	Circulator Pump	

AIR CONDITIONING SYSTEM (AC)						
1					Type: Central	Fuel: Electric
					Approx. Age: 2	Design Life: 15
2					Type: Heat Pump	Fuel: Electric
					Approx. Age: 2	Design Life: 15
1a	☒	☐	☐	☐	System #1 Operation	
2a	☒	☐	☐	☐	System #2 Operation	

Client: Sirva

Client File #: 8654415

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Item

See Summary for Remarks

PLUMBING (P)									
1	Water Source:	☐ Public	☒ Private	☐ Undetermined	How Verified?: Homeowner				
2	Sewage Service:	☐ Public	☒ Private	☐ Undetermined	How Verified?: Homeowner				
3	Water Service On?:	☒ Yes	☐ No						
4	☒	☐	☐	☐	Water Pipes: PEX				
5	☒	☐	☐	☐	Drain Pipes: PVC				
6	☒	☐	☐	☐	Vent Pipes				
7	☐	☐	☒	☐	Laundry Tub				
8	☒	☐	☐	☐	Water Pressure				
9	☒	☐	☐	☐	Toilet				
10	☒	☐	☐	☐	Tub/Shower				
11	☐	☐	☒	☐	Exhaust Fan				
12	☒	☐	☐	☐	Sink				
13	WATER HEATER :			Approx. Age:	2	Design Life:	10		
14	☒	☐	☐	☐	Water Heater				
15	☒	☐	☐	☐	Exhaust System				
16	☐	☐	☒	☐	Temperature/Pressure Relief Valve				

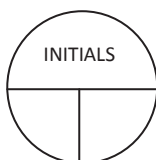
ON-SITE SEWAGE DISPOSAL (SD)									
1	☐	☐	☒	☐	System Operation				

WELL (W)										
1				☒ Private	☐ Community					
2	☐	☐	☒	☐	Pump					
3	☐	☐	☒	☐	Shower Pressure (Top Floor)					
4	Water sample sent to the lab?:			☒ Yes	☐ No	Date Sent:	8/7/2024			
5	Is there minimum flow of 3 gallons per minute (gpm) after 30 minutes?:			☒ Yes	☐ No					

Client: Sirva

Client File #: 8654415

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Item

See Summary for Remarks

POOL AND HOT TUB (P/T)						
1						Pool Type: Not Present Hot Tub Type: Not Present
2	☐	☒	☐	☐		Pool
3	☐	☒	☐	☐		Deck/Apron
4	☐	☒	☐	☐		Heater
5	☐	☒	☐	☐		Pump
6	☐	☒	☐	☐		Filter
7	☐	☒	☐	☐		Fence
8	☐	☒	☐	☐		Hot Tub

FIREPLACE (F)						
1	☒	☐	☐	☐		Fireplace
2	☐	☒	☐	☐		Free-standing Stove
3	☒	☐	☐	☐		Fireplace Insert
4	☐	☒	☐	☐		Flue

KITCHEN (K)						
1	☐	☐	☒	☐		Cooking Appliances
2	☐	☒	☐	☐		Disposal
3	☐	☐	☒	☐		Dishwasher
4	☐	☐	☒	☐		Ventilator
5	☐	☒	☐	☐		Other Built-ins:

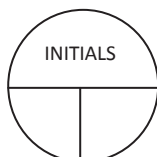
ADDITIONAL COMMENTS						
1	☒	☐	☐	☐		Walls / Ceilings
2	☒	☐	☐	☐		Floors
3	☒	☐	☐	☐		Doors
4	☒	☐	☐	☐		Closets
5	☐	☒	☐	☐		Other

FINAL COMMENTS	
Were any other unsafe or hazardous conditions observed during the assessment that are not specifically designated on this Property Assessment document? ☐ Yes ☒ No	
The Property Assessment Provider identified below hereby certifies adherence to the terms of the assignment as set forth in the Definitions.	
Property Assessment Provider Name (Please print or type): _____ Date: _____	

Client: Sirva

Client File #: 8654415

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RELOCATION PROPERTY ASSESSMENT
THIS DOCUMENT IS NOT INTENDED FOR USE NOR IS IT TO BE RELIED UPON BY ANY
PARTY OTHER THAN THE CLIENT

© 2008, Worldwide ERC®
Buyer's Initials: _____ / _____

Customer: Sirva
Attn: Amanda Funk
Date Inspected: 8/7/2024

Transferee:
SIRVA
3613 River Watch Ln
Franklinton, NC 27525

Inspection Type: ERC Property Assessment
MCI / MCA
Customer File Number: 8654415
ReloOlogy Number: 109217

*** Note: pictures with a **RED** border indicate a potential hazard, problem or defect ***



Front Elevation



Front Left Elevation

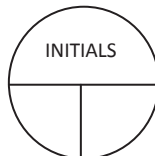


Front Right Elevation



Rear Left Elevation

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Rear Right Elevation



Missing Handrails at Rear Screened Porch Steps

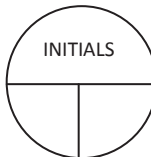


Missing Handrails at Front Steps



Garage

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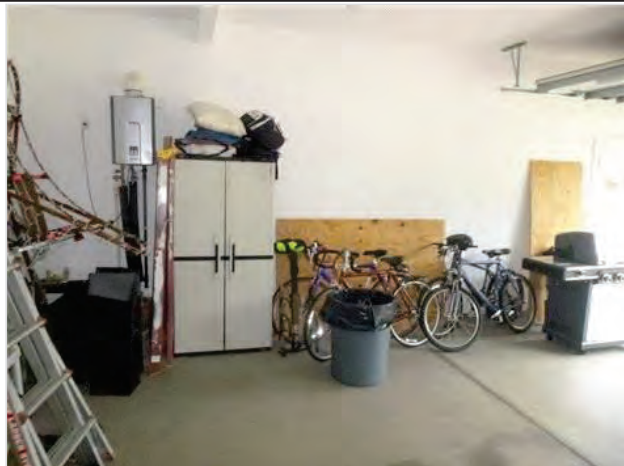
Buyer's Initials: _____ / _____

Customer: Sirva
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Garage



Garage

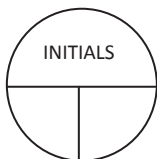


Garage



Lower Attic

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Franklinton, NC 27525

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MCI / MCA
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ReloOlogy Number: 109217

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Upper Attic



Attic

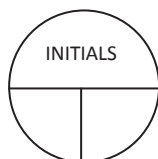


Attic



Crawl Space

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Crawl Space



Crawl Space

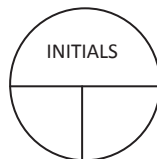


Crawl Space



Crawl Space

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Crawl Space



Electric Panel

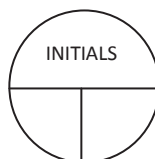


Electric Panel



Electric Sub-Panel

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Franklinton, NC 27525

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Electric Sub-Panel



Heating Equipment

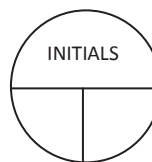


Heat Pump



CSST Fuel Lines

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Customer: Sirva
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Franklinton, NC 27525

Inspection Type: ERC Property Assessment
MCI / MCA
Customer File Number: 8654415
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HVAC Equipment



Upper Level HVAC Equipment

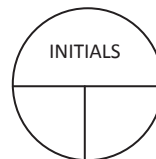


Lower Level HVAC Equipment



Water Heater

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Attn: Amanda Funk
Date Inspected: 8/7/2024

Transferee:
SIRVA
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Franklinton, NC 27525

Inspection Type: ERC Property Assessment
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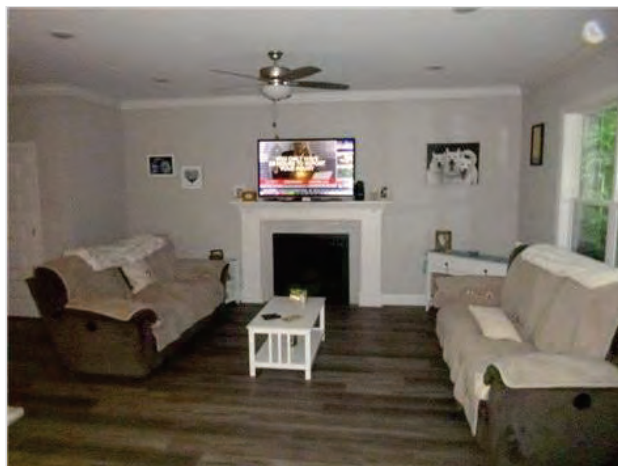
Fireplace



Fireplace

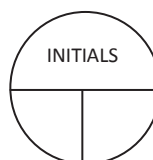


Living / Family Room



Living / Family Room

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Franklinton, NC 27525

Inspection Type: ERC Property Assessment
MCI / MCA
Customer File Number: 8654415
ReloOlogy Number: 109217

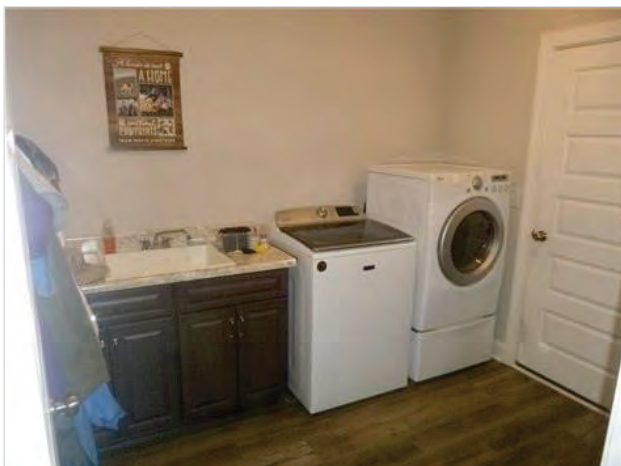
*** Note: pictures with a RED border indicate a potential hazard, problem or defect ***



Kitchen



Kitchen

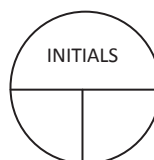


Laundry Room



Media Room

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 Franklinton, NC 27525

Inspection Type: ERC Property Assessment
 MCI / MCA
 Customer File Number: 8654415
 ReloOlogy Number: 109217

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Media Room



Media Room

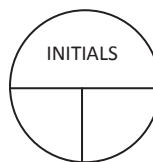


Loft



Master Bedroom

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3613 River Watch Ln
Franklinton, NC 27525

Inspection Type: ERC Property Assessment
MCI / MCA
Customer File Number: 8654415
ReloOlogy Number: 109217

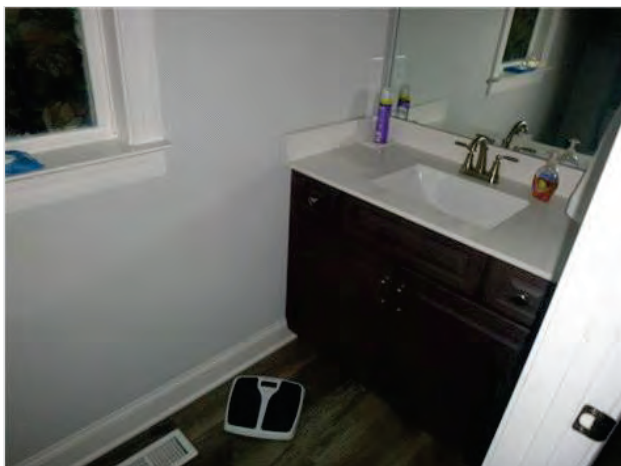
*** Note: pictures with a **RED** border indicate a potential hazard, problem or defect ***



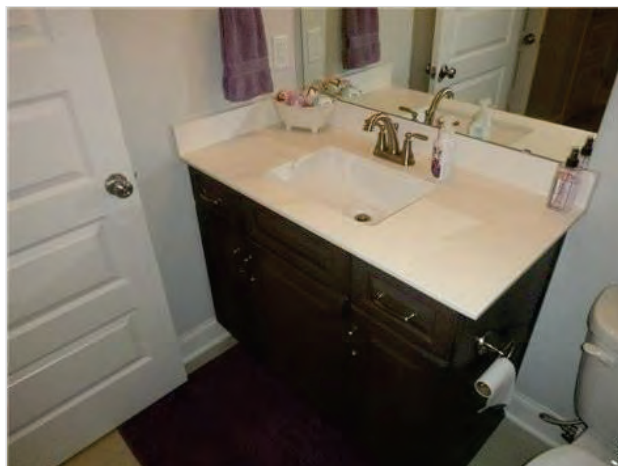
Bedroom



Bedroom

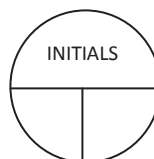


Half Bathroom



Main Level Bathroom

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Transferee:
 SIRVA
 3613 River Watch Ln
 Franklinton, NC 27525

Inspection Type: ERC Property Assessment
 MCI / MCA
 Customer File Number: 8654415
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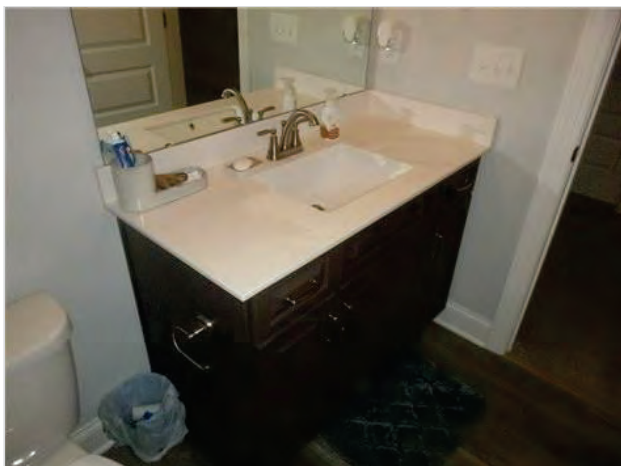
***** Note: pictures with a RED border indicate a potential hazard, problem or defect *****



Master Bathroom



Master Bathroom

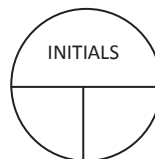


Upper Hall Bathroom



Upper Hall Bathroom

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Customer: Sirva
Attn: Amanda Funk
Date Inspected: 8/7/2024

Transferee:
SIRVA
3613 River Watch Ln
Franklinton, NC 27525

Inspection Type: ERC Property Assessment
MCI / MCA
Customer File Number: 8654415
ReloOlogy Number: 109217

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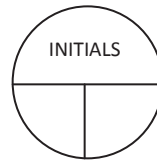


Main Bathroom



Upper Level Bathroom

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Buyer's Initials: _____ / _____

Transferee / Property / Inspection Information

Transferee Name:	SIRVA	Street Address:	3613 River Watch Ln
City:	Franklinton	State / Zip Code:	NC / 27525
Customer:	Sirva	File Number:	8654415
Customer Contact:	Amanda Funk	Inspection / Report Date:	8-6-2024 / 8-8-2024

Issues Identified During Inspection

At the time of inspection, there was no evidence of wood destroying insects at the visually accessible areas of the home.

The following conditions conducive to wood destroying insects were observed: Moisture was observed in the crawl space. Disclosure only of conducive conditions is required.

Action Recommended

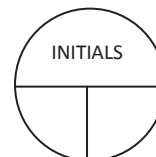
Action Recommended: **No corrective action is required at this time.**

If you have any questions or concerns, please do not hesitate to contact us.

Sincerely,

Joseph Nalis
Inspection Specialist
ReloOlogy Inspection Management Services
Phone: 317-867-7688 Ext. 305

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This is not a structural damage report. Neither is this a warranty as to the total absence of wood-destroying insects.

OFFICIAL NORTH CAROLINA WOOD-DESTROYING INSECT INFORMATION REPORT

This is to report that a qualified inspector employed by the below-named firm has carefully inspected readily accessible areas of the property located at the address below for wood-destroying insects. This report specifically excludes hidden areas and areas not readily accessible (see section 2 below) and the undersigned pest control operator has not made any inspection of such hidden areas or of such areas not readily accessible. **This is not a warranty as to the total absence of wood-destroying insects or damage from same.** The inspection described herein was made on the basis of visible evidence. **This report is submitted without warranty, guarantee, or representation as to concealed evidence of infestation or damage or as to any future infestation.**

i. Seller's Name(s) _____
 Buyer's Name(s) LYNNE KELLY
 Address of Property 3613 RIVER WATCH LANE FRANKLINTON, NC 27525
 Structure(s) Inspected: A. Main Residence Only X B. Other _____

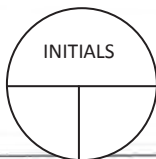
FINDINGS

2. Areas of the property which are deemed to be obstructed or inaccessible:

STORED ITEMS AGAINST WALLS IN GARAGE. INSULATION BETWEEN THE FLOOR JOISTS IN CRAWLSPACE.

Note: Certain areas of all structures are obstructed or inaccessible (see numbers 2 & 3 on reverse side for conditions governing this report).

If there is evidence of a previous or an active infestation of subterranean termites and/or other wood-destroying insects **In the wooden members**, it must be assumed that there is some damage **to the wooden members** caused by this infestation, no matter how slight. If this is the case, the structural integrity of this property should be evaluated by a qualified building expert. (For the purpose of completing the report "infestation" means evidence of past or present activity by a wood-destroying insect visible in, on, or under a structure, or in or on debris under the structure.)

3. Inspection revealed visible evidence of:	Location of visible evidence of infestation:
☐ A. Subterranean termites ☐ 1. Control measures were performed. ☐ 2. No control measures were performed. ☐ 3. Visible evidence of a previously treated infestation, which now appears to be inactive.	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. 
☐ B. Powder post Beetles ☐ 1. Control measures were performed ☐ 2. No control measures were performed. ☐ 3. An infestation which now appears to be inactive	
☐ C. Old House Borers ☐ 1. Control measures were performed. ☐ 2. No control measures were performed. ☐ 3. An infestation which now appears to be inactive.	
☐ D. Others _____ ☐ 1. Control measures were performed. ☐ 2. No control measures were performed. ☐ 3. An infestation which now appears to be inactive.	
☒ 4. No visible evidence of infestation from wood-destroying insects was observed.	
5. The following conditions conducive to subterranean termites were noted in this property: <u>CRAWLSPACE WOOD MOISTURE CONTENT READINGS UP TO 30%.</u>	

FIRM: CUSTOM TERMITE & PEST CONTROL
 Address: 5500-203 MCNEELY DRIVE RALEIGH, NC 27612
 Signature of Authorized Company Rep: [Signature]
 Purchaser's signature is required on reverse side.

PCO Lic No. 1313PW Date 08/06/2024
 Telephone: 919-881-7966
 Title: ROBERT L. BARR, PRESIDENT

CONDITIONS GOVERNING THIS REPORT

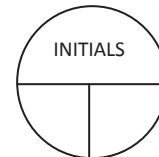
1. This report is based on the observations and opinions of the inspector. It must be noted that all buildings have some structural wood members which are not visible or accessible for inspection. It is not always possible to determine the presence of infestations without extensive probing and in some cases actual dismantling of parts of the structure being inspected. Extensive probing and dismantling have not been performed.
2. This inspection and report are made on the basis of what was visible at the time of the inspection. An opinion is not given on areas that were enclosed or not readily accessible: finished areas of ground level rooms (basement and split level); areas concealed by wall coverings, floor coverings, furniture, equipment, stored articles; or any portion of the structure in which inspection would necessitate tearing out or marring finished work. Furniture, appliances, equipment, insulation, fixed ceilings, etc. were not moved for inspection purposes.
3. Inspection did not include any area to which visible access would require the use of ladders or drills. Such areas are not considered to be readily accessible.
4. Detached garages, sheds, lean-tos, other buildings or fences on the property are not included in this inspection report unless specifically noted.
5. Neither I nor the company for which I am acting have had, presently have, or contemplate having any interest in this property. I do further state that neither I nor the company for which I am acting is associated in any way with any party to this transaction.

REMARKS

This space should be used to clarify any statement above.

***THIS INSPECTION IS NOT FOR THE PURPOSE OF REPORTING PAST, PRESENT, OR FUTURE MOLD PRESENCE ON THE INTERIOR, EXTERIOR, OR UNDER THE STRUCTURE.**

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IT IS THE RESPONSIBILITY OF THE CLOSING AGENT TO OBTAIN PROPER SIGNATURES.

Purchaser's Signature(s) _____

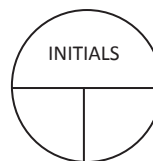
Date Acknowledged _____

WDIR 100 As approved by the North Carolina Pest Control Association and Structural Pest Control Committee, North Carolina Department of Agriculture

Revised July 1, 1992



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Well Inspection

Transferee / Property Information

Transferee Name:	SIRVA	Street Address:	3613 River Watch Ln
City:	Franklinton	State / Zip:	NC, 27525
Customer:	Sirva	File Number:	8654415
Customer Contact:	Amanda Funk	Report Date:	8/13/2024

Inspection Conditions

Date of Inspection:	8/7/2024	Time:	9:00 am
Weather:	Raining	Temperature:	79° F
Occupied:	Yes	Parties Present:	Homeowner

General Well Information

Estimated Age of Well:	2
Date Sample was taken:	8/7/2024
Where was the Sample Taken from (kitchen is preferred):	Hall Bath Tub
Name of Laboratory:	Specialty Testing
Water Pressure Adequate?	Yes
Number of Gallons per Minute:	5.0 gpm

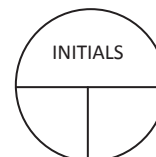
Condition of Well Equipment & Related Components

Overall Condition of Well Equipment:	Acceptable
Remarks:	
Corrective Action:	
Estimated Costs (\$):	
Leaks observed at the time of Inspection?	No
Remarks:	
Corrective Action:	
Estimated Costs (\$):	
Water Treatment Equipment connected to this system?	Yes
Explain:	Cartridge / Sediment Filter In-Line Between Well And Pressure Tank
Overall Condition of Water Treatment Equipment:	Acceptable
Remarks:	
Corrective Action:	
Estimated Costs (\$):	
Well System Appear to be Properly Installed?	Yes
Comments:	
Corrective Action:	
Estimated Costs (\$):	

Additional Overall Comments:

The water in this home is bacteriologically safe to drink. No remedial actions are required at this time.

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Well Water Test Report
Specialty LLC, NC DPH/EPA Lab ID 37909
 336.510.7333
SpecialtyTesting.com

Report ID: 12908082400180
Report Date: 8/9/2024
Client or Representative: Expert Home Inspections
Location Address: 3613 River Watch Lane Franklinton, NC 27525
Sample Collected by: Collected and submitted by client as identified as "Client or Representative" above
Sample Analysis by: JET, GAP
Sample Results:

No failures reported; all requested and performed tests PASSED EPA and local requirements.	
All performed inorganic chem or microbiological tests were NEGATIVE or below maximum contaminant (reporting) levels.	
Coliform Presence/Absence: Test was NEGATIVE for Coliforms (Not present / <1 CFU/100 mL) - PASS	
E. coli Presence/Absence: Test was NEGATIVE for E. coli (Not present / <1 CFU/100 mL) - PASS	
Selected analyte reported levels:	
Nitrate levels reported below 10 mg/L (10ppm) - PASS	
Nitrite levels reported below 1 mg/L (1ppm) - PASS	
Lead levels reported below 0.015 mg/L (15ppb) - PASS	

Testing performed by Specialty LLC, NC EPA Laboratory ID Number 37909, Microbiology and Inorganic Chemistry Certifications.
 This is a true and certified copy of an original report kept by Specialty Testing.
 All legal agreements and terms of this report and its use are available at SpecialtyTesting.com

 Authorized Laboratory Personnel

8/9/2024

 Date

Thank you for using Specialty Testing
 For further testing, or to refer someone else to us, please visit www.SpecialtyTesting.com.



ReloOlogy Inspection Management Services, LLC

501 Cambria Avenue, Bensalem, PA 19020
215.604.1580

www.ReloOlogy.com

Customer: Sirva
Attn: Amanda Funk
Date Inspected: 8/7/2024

Transferee:
SIRVA
3613 River Watch Ln
Franklinton, NC 27525

Inspection Type: Well Flow Bacteria & Nitrates
Customer File Number: 8654415
ReloOlogy Number: 109220

*** Note: pictures with a **RED** border indicate a potential hazard, problem or defect ***

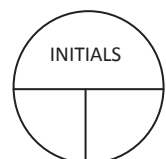


Front Elevation



Well Head

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.



Customer: Sirva
Attn: Amanda Funk
Date Inspected: 8/7/2024

Transferee:
SIRVA
3613 River Watch Ln
Franklinton, NC 27525

Inspection Type: Well Flow Bacteria & Nitrates
Customer File Number: 8654415
ReloOlogy Number: 109220

*** Note: pictures with a RED border indicate a potential hazard, problem or defect ***

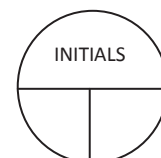


Well Location



Pressure Tank In Crawl Space

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Attn: Amanda Funk
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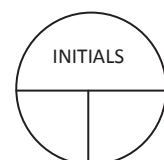


Pressure Tank Data



Well Controls And Shutoff

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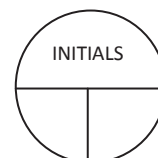


Sediment Filter



Well Data, Other Half

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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.



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 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
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. Buyer Initials	☐	☐	

~~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.~~

Purchaser Signature: _____ Date _____

Seller is a relocation company that has never Occupied the property and provides the former Occupying owner's Disclosure Summary for Disclosure purposes only. Seller makes no Representations or warranties regarding the Accuracy of the information provided.



Residential Property And Owners' Association Disclosure Statement

Protecting the Public Interest in Real Estate Brokerage Transactions

Property Address/Description: _____
Owner's Name(s): _____

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.

8/19/24

Buyer Initials _____

Buyer Initials _____

Owner Initials _____

Owner Initials _____

AF on behalf of
BGRS Relocation Inc.

BGRS Relocation Inc.

REC 4.22

REV 5/24

1

Seller is a relocation company that has never occupied the property and provides the former owner with a Disclosure Summary for disclosure purposes only. Seller makes no representations or warranties regarding the accuracy of the information provided.

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: <table border="0" style="width: 100%; margin-top: 10px;"> <thead> <tr> <th style="width: 33%;"></th> <th style="width: 10%; text-align: center;">NA</th> <th style="width: 10%; text-align: center;">Yes</th> <th style="width: 10%; text-align: center;">No</th> <th style="width: 10%; text-align: center;">NR</th> <th style="width: 33%;"></th> <th style="width: 10%; text-align: center;">NA</th> <th style="width: 10%; text-align: center;">Yes</th> <th style="width: 10%; text-align: center;">No</th> <th style="width: 10%; text-align: center;">NR</th> <th style="width: 33%;"></th> <th style="width: 10%; text-align: center;">NA</th> <th style="width: 10%; text-align: center;">Yes</th> <th style="width: 10%; text-align: center;">No</th> <th style="width: 10%; text-align: center;">NR</th> </tr> </thead> <tbody> <tr> <td>Foundation</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td>Windows</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td>Attached Garage</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>Slab</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td>Doors</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td>Fireplace/Chimney</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>Patio</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td>Ceilings</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td>Interior/Exterior Walls</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>Floors</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td>Deck</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td>Other: _____</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> </tr> </tbody> </table>					NA	Yes	No	NR		NA	Yes	No	NR		NA	Yes	No	NR	Foundation	☐	☐	☐	☐	Windows	☐	☐	☐	☐	Attached Garage	☐	☐	☐	☐	Slab	☐	☐	☐	☐	Doors	☐	☐	☐	☐	Fireplace/Chimney	☐	☐	☐	☐	Patio	☐	☐	☐	☐	Ceilings	☐	☐	☐	☐	Interior/Exterior Walls	☐	☐	☐	☐	Floors	☐	☐	☐	☐	Deck	☐	☐	☐	☐	Other: _____	☐	☐	☐	☐
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Explanations for questions in Section A (identify the specific question for each explanation):

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SECTION B. HVAC/ELECTRICAL

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 AE 8/19/24
 Buyer Initials _____ Owner Initials AF on behalf of BGRS Relocation Inc.

REC 4.22
REV 5/24

2

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
Septic system	☐	☐	☐	☐
Sewer system	☐	☐	☐	☐
Plumbing system (pipes, fixtures, water heater, etc.)	☐	☐	☐	☐
Water supply (water quality, quantity, or pressure)	☐	☐	☐	☐

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

Buyer Initials _____ Owner Initials AF 8/19/24
 Buyer Initials _____ Owner Initials AF on behalf of BGRS Relocation Inc.

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REV 5/24

3

SECTION D. FIXTURES/APPLIANCES

D1. Is the dwelling equipped with an elevator system? If yes, when was it last inspected? _____ Date of last maintenance service: _____	Yes ☐	No ☐	NR ☐																																																												
D2. Is there a problem, malfunction, or defect with the dwelling's: <table border="0" style="width: 100%; font-size: small;"> <tr> <td style="width: 25%;">Attic fan, exhaust fan, ceiling fan</td> <td style="width: 5%; text-align: center;">NA</td> <td style="width: 5%; text-align: center;">Yes</td> <td style="width: 5%; text-align: center;">No</td> <td style="width: 5%; text-align: center;">NR</td> <td style="width: 25%;">Irrigation system</td> <td style="width: 5%; text-align: center;">NA</td> <td style="width: 5%; text-align: center;">Yes</td> <td style="width: 5%; text-align: center;">No</td> <td style="width: 5%; text-align: center;">NR</td> <td style="width: 25%;">Sump pump</td> <td style="width: 5%; text-align: center;">NA</td> <td style="width: 5%; text-align: center;">Yes</td> <td style="width: 5%; text-align: center;">No</td> <td style="width: 5%; text-align: center;">NR</td> <td style="width: 25%;">Garage Door system</td> <td style="width: 5%; text-align: center;">NA</td> <td style="width: 5%; text-align: center;">Yes</td> <td style="width: 5%; text-align: center;">No</td> <td style="width: 5%; text-align: center;">NR</td> </tr> <tr> <td>Elevator system or component</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td>Pool/hot tub /spa</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td>Gas logs</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td>Security system</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>Appliances to be conveyed</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td>TV cable wiring or satellite dish</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td>Central vacuum</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td>Other: _____</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> </tr> </table>				Attic fan, exhaust fan, ceiling fan	NA	Yes	No	NR	Irrigation system	NA	Yes	No	NR	Sump pump	NA	Yes	No	NR	Garage Door system	NA	Yes	No	NR	Elevator system or component	☐	☐	☐	☐	Pool/hot tub /spa	☐	☐	☐	☐	Gas logs	☐	☐	☐	☐	Security system	☐	☐	☐	☐	Appliances to be conveyed	☐	☐	☐	☐	TV cable wiring or satellite dish	☐	☐	☐	☐	Central vacuum	☐	☐	☐	☐	Other: _____	☐	☐	☐	☐
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Explanations for questions in Section D (identify the specific question for each explanation):

SECTION E. LAND/ZONING

E1. Is there a problem, malfunction, or defect with the drainage, grading, or soil stability of the property?	Yes ☐	No ☐	NR ☐
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

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?	Yes ☐	No ☐	NR ☐
---	--	---------------------------------------	---------------------------------------

Buyer Initials _____ Owner Initials AE 8/19/24
 Buyer Initials _____ Owner Initials AP on behalf of BGRS Relocation Inc.

REC 4.22
REV 5/24

	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 AE 8/19/24
 Buyer Initials _____ Owner Initials AF on behalf of BGRS Relocation Inc.

REC 4.22
REV 5/24

5

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: _____	☐	☐	☐
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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: _____	☐	☐	☐
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H4. Is there any unsatisfied judgment or pending lawsuits against the association? If "yes," state the nature of each unsatisfied judgment or pending lawsuit: _____	☐	☐	☐
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Explanations for questions in Section H (identify the specific question for each explanation):

	Seller is a relocation company that has never
	Occupied the property and provides the former
	Occupying owner's Disclosure Summary for
	Disclosure purposes only. Seller makes no
	Representations or warranties regarding the
	Accuracy of the information provided.

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: <u>Amanda Funk</u>	Date <u>8/19/24</u>
Owner Signature: <u>Amanda Funk on behalf of</u>	
<u>BGRS Relocation, Inc.</u>	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 _____