



NORTH CAROLINA REAL ESTATE COMMISSION

Residential Property And Owners' Association Disclosure Statement

Protecting the Public Interest in Real Estate Brokerage Transactions

Property Address/Description: 2053 Alderman Way, Creedmoor, NC 27522
Owner's Name(s): Opendoor Property J LLC

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.

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.

- 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 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.

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.

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.

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

Buyer Initials Owner Initials BB
Buyer Initials Owner Initials

REC 4.22
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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>03-21-2025</u> If not owner-occupied, how long has it been since the owner occupied the property? <u>Never Occupied</u>	☐	☒	☐																																																																											
A2. In what year was the dwelling constructed? <u>2019</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>2019</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: <table border="0" style="width: 100%; margin-top: 10px;"> <thead> <tr> <th style="width: 30%;"></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: 30%;"></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: 30%;"></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):

A3 . Previous Seller Added a paver patio to backyard during prior ownership - Details and Permit Status Unknown .

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 BB
 Buyer Initials _____ Owner Initials _____

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Yes No NR

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

☒ Central Forced Air: Split System Year: Unknown ☐ 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: Unknown

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

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

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SECTION D. FIXTURES/APPLIANCES

Yes **No** **NR**

D1. Is the dwelling equipped with an elevator system?

If yes, when was it last inspected? _____

Date of last maintenance service: _____

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

	NA	Yes	No	NR		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

Yes **No** **NR**

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

E2. Is the property in violation of any local zoning ordinances, restrictive covenants, or local land-use restrictions (including setback requirements?)

E3. Is the property in violation of any building codes (including the failure to obtain required permits for room additions or other changes/improvements?)

E4. Is the property subject to any utility or other easements, shared driveways, party walls, encroachments from or on adjacent property, or other land use restrictions?

E5. Does the property abut or adjoin any private road(s) or street(s)?

E6. If there is a private road or street adjoining the property, are there any owners' association or maintenance agreements dealing with the maintenance of the road or street? ☐ NA

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

SECTION F. ENVIRONMENTAL/FLOODING

Yes **No** **NR**

F1. Is there hazardous or toxic substance, material, or product (such as asbestos, formaldehyde, radon gas, methane gas, lead-based paint) that exceed government safety standards located on or which otherwise affect the property?

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Buyer Initials _____ Owner Initials _____

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

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

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

SECTION G. MISCELLANEOUS

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

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

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

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SECTION H.
OWNERS' ASSOCIATION DISCLOSURE

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

Yes **No** **NR**
☒ ☐ ☐

H1. Is the property subject to regulation by one or more owners' association(s) including, but not limited to, obligations to pay regular assessments or dues and special assessments?

If "yes," please provide the information requested below as to each owners' association to which the property is subject [insert N/A into any blank that does not apply]:

a. (specify name) Village at Applewood HOA, Inc whose regular assessments ("dues") are \$ 212.50 per Annum.

The name, address, telephone number, and website of the president of the owners' association or the association manager are: Superior Association Management, LLC . Address : PO Box 2427 Huntersville, NC 28070 , Phone : 704-875-7299

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

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

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

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

H2. Is there any fee charged by the association or by the association's management company in connection with the conveyance or transfer of the lot or property to a new owner?

☒ ☐ ☐

If "yes," state the amount of the fees: _____

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

☐ ☐ ☒

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

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

☐ ☐ ☒

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

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

Property is Part of the HOA

Please see attached for HOA-related expenses provided to Seller at the time Seller purchased this property. Buyer is encouraged to contact HOA for current information

Any windows with possible blown seals to convey in current (as is) condition. Seller has never occupied this property.

Any fireplace conveys in current (as is) condition. Seller to make no repairs. No known issues. Seller encourages

Buyer to have their own inspections performed and to verify all information relating to the property. Buyer is aware that the security system does not convey with sale of the home. Electronic Locksets, Kwikset 914 (or similar, present and in place) will be removed and replaced with a standard lock prior to the close of escrow.

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. Authorized Signer on behalf of

Owner Signature: Brad Bonney Opendoor Property J LLC Date 03-28-2025

Owner Signature: _____ Date _____

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

Buyer Signature: _____ Date _____

Buyer Signature: _____ Date _____

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Closing Statement of Account
Village at Applewood HOA, Inc.
Superior Association Management, LLC

Property Information:

2053 Alderman Way
 Creedmoor, NC 27522-7257
 Seller: [REDACTED]

Buyer: Opendoor Property J, LLC a Delaware Limited

Requestor:

Rexera
 Hu Ding
 415-236-2577

Estimated Closing Date: 03-21-2025

General Information

This information is good through	12-31-2025
Is this account in collections?	No
What is the current regular assessment against the unit?	212.50
What is the frequency of the assessment charge?	Annually
The regular assessment is paid through:	12-31-2025
The regular assessment is next due:	01-01-2026
What day of the month are regular assessments due?	Jan 1
How many days after the due date is the regular assessment considered delinquent?	30
The penalty for delinquent assessments is:	20.00 per month

Specific Fees Due To Village at Applewood HOA, Inc.

Closing agent is required to collect the following number of additional regular assessments at closing:

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

General Association Information

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

Insurance Information

Insurance broker's or agent's company name:	Gill-Holler
Identify the insurance agent's name:	dean holler
Insurance agent's phone number:	803-548-5907
Insurance agent's fax number:	803-548-5927
Insurance agent's email address:	dholler@gillagencies.com



Closing Statement of Account
Village at Applewood HOA, Inc.
Superior Association Management, LLC

Property Information:

2053 Alderman Way
Creedmoor, NC 27522-7257

Seller: [REDACTED]

Buyer: Opendoor Property J, LLC a Delaware Limited

Requestor:

Rexera

Hu Ding

415-236-2577

Estimated Closing Date: 03-21-2025

Susan Romeo, Accounting Manager

Date: 03-04-2025

Superior Association Management, LLC

Phone: 704-875-7299 Ext: 305



Closing Statement of Account
Village at Applewood HOA, Inc.
Superior Association Management, LLC

Property Information:

2053 Alderman Way
Creedmoor, NC 27522-7257
Seller: [REDACTED]

Buyer: Opendoor Property J, LLC a Delaware Limited

Requestor:

Rexera
Hu Ding
415-236-2577

Estimated Closing Date: 03-21-2025

Fee Summary

Amounts Prepaid

Total **\$0.00**

Fees Due to Superior Association Management, LLC

Closing Statement of Account \$169.00

Total **\$169.00**

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

HWD Service/Delivery Fee for
Closing Statement of Account \$31.00

Total **\$31.00**



Closing Statement of Account
Village at Applewood HOA, Inc.
Superior Association Management, LLC

Property Information:

2053 Alderman Way
Creedmoor, NC 27522-7257
Seller: [REDACTED]

Buyer: Opendoor Property J, LLC a Delaware Limited

Requestor:

Rexera
Hu Ding
415-236-2577

Estimated Closing Date: 03-21-2025

PLEASE RETURN THIS FORM WITH YOUR CHECK AND CERTIFIED COPIES OF THE CLOSING DISCLOSURE FORM (FORMERLY THE HUD-1 FORM) AND THE GRANT OR WARRANTY DEED. PLEASE INDICATE CONFIRMATION NUMBER SLVJHJXZZ ON THE CHECK TO ENSURE PAYMENT IS CREDITED PROPERLY.

Fees Due to Superior Association Management, LLC

Closing Statement of Account	\$169.00
Total	\$169.00

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

HWD Service/Delivery Fee for Closing Statement of Account	\$31.00
Total	\$31.00

Include this confirmation number SLVJHJXZZ on the check for \$169.00 payable to and send to the address below.

Superior Association Management, LLC
P.O. Box 2427
Huntersville, NC 28070

Include this confirmation number SLVJHJXZZ on the check for \$31.00 payable to HomeWiseDocs.com and send to the address below. **Must return the HomeWiseDocs.com Invoice below with payment.******

Bill2Pay
Attn: HomeWise Payment Processing
P.O. Box 31243
Tampa, FL 33631-3243

Please return check with barcode for faster processing



HomeWiseDocs.com Invoice

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

Return to:

**Bill2Pay
Attn: HomeWise Payment Processing
P.O. Box 31243
Tampa, FL 33631-3243**

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----- fold here -----

Order: **SLVJHJXZZ**

Property Information:
2053 Alderman Way
Creedmoor, NC 27522-7257

Fees due to HomeWiseDocs.com: \$31.00

****NOTE:** Other fees might be due and payable to the Management Company and/or HOA.
Attention: This page must be returned with check made payable to: HomeWiseDocs.com.

Please return check with barcode for faster processing



Closing Statement of Account
Village at Applewood HOA, Inc.
Superior Association Management, LLC

Property Information:

2053 Alderman Way
Creedmoor, NC 27522-7257

Seller: [REDACTED]

Buyer: Opendoor Property J, LLC a Delaware Limited

Requestor:

Rexera
Hu Ding
515 E Main St, #16
Muncie, IN 47305
415-236-2577
contactus@rexera.com

Closing Information

File/Escrow Number:
Estimated Close Date: 03-21-2025
HomeWiseDocs Confirmation #: SLVJHJXZZ

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

Status Information

Date of Order: 02-27-2025
Board Approval Date:
Order Completion Date: 03-04-2025

Order Retrieved Date:
Inspection Date:

Community Manager Information

Company: Superior Association Management, LLC
Completed By: Susan Romeo
Primary Contact: Susan Romeo
Address:
P.O. Box 2427
Huntersville, NC 28070
Phone: 704-875-7299 Ext: 305
Fax: 704-875-7177
Email: susan@superioram.net



Timestamp : 2025-02-27T13:26:24.553000
From : Cindy Phuntek <cindy@superioram.net>
Subject : RE: HOA Information Requested - 2053 Alderman Way Creedmoor, NC 27522 (Granville)
To : Team Rexera <contactus@rexera.com>
CC : N/A
BCC : N/A

Body :
Good morning:
See below for questions answered.

From: Susan Romeo <susan@superioram.net>
Sent: Thursday, February 27, 2025 7:20 AM
To: Cindy Phuntek <cindy@superioram.net>
Subject: FW: HOA Information Requested - 2053 Alderman Way Creedmoor, NC 27522 (Granville)

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Providing Superior service to our communities - one homeowner at a time.

From: Team Rexera <contactus@rexera.com>
Sent: Wednesday, February 26, 2025 6:54 PM
To: info@superiormgmt.net; Susan Romeo <susan@superioram.net>
Subject: HOA Information Requested - 2053 Alderman Way Creedmoor, NC 27522 (Granville)



Hi Team,

Our firm is handling the sale of the below-referenced property. To ensure a seamless transaction, we kindly request your assistance in providing some essential information during our due diligence process.

**Property Address:** 2053 Alderman Way, Creedmoor, NC 27522
HOA Name : VILLAGE AT APPLEWOOD HOMEOWNERS ASSOCIATION, INC.
Closing date : 2025-03-21

As a part of the due diligence, could you kindly answer the following questions.

1. Is this property address under your management or governance? Can you confirm the HOA Name?
Superior Association Management
2. How can we order a resale certificate/closing letter? (Form attached)
Homewise.com
3. Are there any additional associations that the property/unit is a part of?
N/A
4. Are there any reported violations associated with the property?
N/A

5. Are there any current or ongoing litigations?

N/A

6. If the property in question is a condominium, we would appreciate your response to the following additional queries:

- Are there any leasing restrictions?
- Does any one person or entity own more than 10% of units?
- What is the HOA reserve amount?
- Does the HOA have the Right of First Refusal?

Your prompt response to these inquiries is highly appreciated, as it will contribute significantly to the smooth progression of the sale process.

Thanks

Rexera

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IHOA_TICKET:##741599##

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