



NORTH CAROLINA REAL ESTATE COMMISSION

Residential Property And Owners' Association Disclosure Statement

Protecting the Public Interest in Real Estate Brokerage Transactions

Property Address/Description: 1599 Rogers Pointe Ln, Creedmoor, NC 27522

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Yes No NR

A1. Is the property currently owner-occupied? ☐ ☒ ☐
 Date owner acquired the property: 01-16-2025
 If not owner-occupied, how long has it been since the owner occupied the property? Never Occupied

A2. In what year was the dwelling constructed? 1999 ☐

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? Unknown ☐ ☒

A6. Is there a leakage or other problem with the dwelling's roof or related existing damage? ☐ ☐ ☒

A7. Is there water seepage, leakage, dampness, or standing water in the dwelling's basement, crawl space, or slab? ☐ ☐ ☒

A8. Is there an infestation present in the dwelling or damage from past infestations of wood destroying insects or organisms that has not been repaired? ☐ ☐ ☒

A9. Is there a problem, malfunction, or defect with the dwelling's:														
	NA	Yes	No	NR		NA	Yes	No	NR		NA	Yes	No	NR
Foundation	☐	☐	☐	☒	Windows	☐	☐	☐	☒	Attached Garage	☒	☐	☐	☐
Slab	☐	☐	☐	☒	Doors	☐	☐	☐	☒	Fireplace/Chimney	☐	☐	☐	☒
Patio	☒	☐	☐	☐	Ceilings	☐	☐	☐	☒	Interior/Exterior Walls	☐	☐	☐	☒
Floors	☐	☐	☐	☒	Deck	☐	☐	☐	☒	Other: _____	☐	☐	☐	☒

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

A5. Seller does not know the installation dates.

A5. Previous seller filed a claim for hail damage caused leak and the roof was replaced. - Details 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: Unknown 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		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):

(C5) Plumbing system: Repaired deteriorated and leaking fill valve at cap in downstairs toilet

C5. Repaired sink/plumbing leak in one of the bathrooms.

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Buyer Initials _____ Owner Initials _____

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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):

G3. Property has CC&R's.

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

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) Rogers Pointe subdivision HOA whose regular assessments ("dues") are \$ \$170.00 per Annually.

The name, address, telephone number, and website of the president of the owners' association or the association manager are: Evans Management, LLC, 413 N Durham Ave Creedmoor, NC 27522, (919)528-3888

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?

☒	☐	☐
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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?

☐	☐	☒
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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?

☐	☐	☒
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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.

Owner Signature: Brad Bonney Authorized Signer on behalf of Opendoor Property Trust I Date 08-29-2025

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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Rogers Pointe Homeowners Association

413 N. Durham Avenue

Creedmoor, NC 27522

919-528-3888

Address: _____

New Owner

Name(s) _____

New Owner Phone

Number(s) _____

New Owner Email

Address: _____

Mailing Address if different from

above: _____

ALL INFORMATION MUST BE SUPPLIED TO THE PROPERTY MANAGEMENT OFFICE in order for the new homeowner to receive email notifications and newsletters. New Owner will not be processed without all information, including tenant information if any!!!

Collect at Closing:

2024 Dues Owing: ZERO Balance due at closing

2025 Dues are \$180.00 and will need to be paid in full by 1/31/2025.

Capital Contribution: Zero due at closing

Transfer fee: \$150.00 to Evans Management, LLC (Please mail the transfer fee check to Evans Management, LLC 413 N. Durham Avenue Creedmoor NC 27522)

**** HOA dues are due by January 31st of each year. If the balance is not paid in full before 1-31-2025 for the 2025 HOA dues will be a \$10.00 discount on the HOA dues making it \$170.00. There will be a \$20.00 late fee applied monthly until paid in full** The HOA dues are to be made payable to Rogers Pointe if paying by check or money order. You may also pay them online.**

Email is required for homeowner to receive information from the neighborhood and for this paperwork to be transferred into our system.

If you have any questions, please contact Christy Evans or Dawn Reams at 919-528-3888

Printed at: 2024-12-27T15:57:26.768509

Timestamp : 2024-12-27T14:28:27.877000

Subject : Re: HOA Information Requested - 1599 Rogers Pointe Lane, Creedmoor, NC 27522 (Granville)

To : Team Rexera <contactus@rexera.com>

CC : N/A

BCC : N/A

Body :

Good morning,

Thr HOA dues for Rogers Pointe subdivision is currently \$170.00 if paid by 1/31/2025. If not paid before 1/31/2025 the HOA fees are \$180.00 until 3/1/2025. After 3/1/2025 there will be a \$20.00 late fee applied for each month it is not paid. The account will be turned over to an Attorney on 6/1/2025 for collections for non payment.

Please let me know if you have any questions,
Dawn Reams

On Mon, Dec 23, 2024 at 4:42?PM Team Rexera <contactus@rexera.com> wrote:

Hi Team,

Thank you for your response regarding the property at 1599 Rogers Pointe Lane, Creedmoor, NC 27522. We appreciate you providing the following information:

To complete our due diligence, we kindly request the following:

- Please provide the current outstanding HOA balance for the property.

We look forward to your prompt response. Thank you for your assistance.

Thank you.

On Mon, Dec 23, 2024, at 21:42 PM, contactus@rexera.com wrote:

1. Rogers Pointe subdivision is managed by Evans Management, LLC as the property management company.
2. We do not handle any resale certificates.
3. There are no additional associations linked to this property.
4. There are no current violations or liens on the property.
5. There are no ongoing ligations or current ligations.
6. This is not a condominium property.

I have attached a form that will need to be filled out along with fees that need to be paid.

Dawn Reams

On Wed, Dec 18, 2024 at 2:45?PM Team Rexera <contactus@rexera.com> wrote:



Hi Team,

Timestamp : 2024-12-20T13:55:38.457000

Subject : Re: HOA Information Requested - 1599 Rogers Pointe Lane, Creedmoor, NC 27522 (Granville)

To : Team Rexera <contactus@rexera.com>

CC : N/A

BCC : N/A

Body :

1. Rogers Pointe subdivision is managed by Evans Management, LLC as the property management company.
2. We do not handle any resale certificates.
3. There are no additional associations linked to this property.
4. There are no current violations or liens on the property.
5. There are no ongoing ligations or current ligations.
6. This is not a condominium property.

I have attached a form that will need to be filled out along with fees that need to be paid.

Dawn Reams

On Wed, Dec 18, 2024 at 2:45?PM Team Rexera <contactus@rexera.com> wrote:



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: 1599 Rogers Pointe Lane,
Creedmoor, NC 27522

HOA Name : ROGERS POINTE HOMEOWNERS'
ASSOCIATION, INC.

Closing date : 2025-01-14

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?
2. How can we order a resale certificate/closing letter? (Form attached)
3. Are there any additional associations that the property/unit is a part of?
4. Are there any reported violations associated with the property?
5. Are there any current or ongoing litigations?
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

Website: www.rexera.com

Office: 415-236-2577

Fax: 765-374-0795

Address: 515 E Main St, Ste 16, Muncie, IN 47305

Legally privileged/confidential information may be contained in this message and is intended solely for the recipient(s). If you have received this communication in error, please destroy it and notify us immediately by emailing contactus@rexera.com. The views expressed in this message may not be endorsed by Rexera unless otherwise indicated by an authorized representative independent of this message.

Beware of Wire Fraud!

If you receive an e-mail containing wire transfer instructions, please call our office immediately. We never ask for wire transfers over email. All legitimate wire transfer instructions are provided over our secure portal.

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Evans Management
413 N. Durham Ave.
Creedmoor, NC 27522
(919) 528-3888 Phone
(919) 866-215-5859 Fax



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

Instructions to Property Owners

- 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.
- 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.
- 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
BB ☒ Buyer Initials			☒
1. Mineral rights were severed from the property by a previous owner.	☐	☐	☒
BB ☒ Buyer Initials		☒	
2. Seller has severed the mineral rights from the property.	☐	☒	
BB ☒ Buyer Initials		☒	
3. Seller intends to sever the mineral rights from the property prior to transfer of title to the Buyer.	☐	☒	
BB ☒ Buyer Initials			☒
4. Oil and gas rights were severed from the property by a previous owner.	☐	☐	☒
BB ☒ Buyer Initials		☒	
5. Seller has severed the oil and gas rights from the property.	☐	☒	
BB ☒ Buyer Initials		☒	
6. Seller intends to sever the oil and gas rights from the property prior to transfer of title to Buyer.	☐	☒	

Note to Purchasers

If the owner does not give you a Mineral and Oil and Gas Rights Disclosure Statement by the time you make your offer to purchase the property, or exercise an option to purchase the property pursuant to a lease with an option to purchase, you may under certain conditions cancel any resulting contract without penalty to you as the purchaser. To cancel the contract, you must personally deliver or mail written notice of your decision to cancel to the owner or the owner's agent within three calendar days following your receipt of this Disclosure Statement, or three calendar days following the date of the contract, whichever occurs first. However, in no event does the Disclosure Act permit you to cancel a contract after settlement of the transaction or (in the case of a sale or exchange) after you have occupied the property, whichever occurs first.

Property Address: 1599 Rogers Pointe Lane, Creedmoor, NC 27522

Owner's Name(s):

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

Owner Signature: Date 12/13/2024

Owner Signature: Date 12/13/2024

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: **Brad Bonney** Date 02 / 03 / 2025

Purchaser Signature: Authorized signer for Opendoor Property Acquisition LLC and/or nominee

Date