



NORTH CAROLINA REAL ESTATE COMMISSION

Residential Property And Owners' Association Disclosure Statement

Protecting the Public Interest in Real Estate Brokerage Transactions

Property Address/Description: 3575 Bragg Valley Ln, Wake Forest, NC 27587
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: <u>06-30-2025</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>2014</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 <u>Hardie Plank, Stone</u>			☐																																																																											
A5. In what year was the dwelling's roof covering installed? <u>Unknown</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: 5px;"> <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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Floors	☐	☐	☐	☒	Deck	☐	☐	☐	☒	Other: _____	☐	☐	☐	☒																																																																

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

(A5) Seller does not know installation date

A7 : Drylocked CMU block in basement area to prevent moisture intrusion.

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: <u>Unknown</u> 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? Unknown

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: _____ ☒ 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? 4 ☐ No Records Available

Date the septic system was last pumped: Unknown

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

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

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

Buyer Initials _____ Owner Initials BB
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?

☐ ☐ ☒

Buyer Initials _____ Owner Initials BB

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) The Preserve at Smith Creek whose regular assessments ("dues") are \$ \$350.00 per Semi Annually.

The name, address, telephone number, and website of the president of the owners' association or the association manager are: Towne Properties Raleigh District Address : PO Box 99149 Raleigh, NC 27624 phone : 919-878-8787 Ext: 7218

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

H2. 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
Opendoor Property Trust I

Owner Signature: Brad Bonney Date 10-02-2025

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 Form
The Preserve at Smith Creek
Towne Properties Raleigh District

Property Information:

3575 Bragg Valley Ln
Wake Forest, NC 27587-3515

Requestor:

Rexera
Hu Ding
415-236-2577

Buyer: Opendoor Property Trust I a Delaware Statutory Trust Estimated Closing Date: 06-30-2025

General Information

This information is good through	05-31-2025
Property Account Number	7841 BV3575
Is this account in collections?	No
What is the current regular assessment against the unit?	350.00
What is the frequency of the assessment charge?	Semi-Annually
The regular assessment is paid through:	06-30-2025
The regular assessment is next due:	07-01-2025
What day of the month are regular assessments due?	1st
How many days after the due date is the regular assessment considered delinquent?	30
The penalty for delinquent assessments is:	1.5% per month

Specific Fees Due To The Preserve at Smith Creek

Closing agent is required to collect the following number of regular assessments at closing:	1
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:	Nationwide Insurance
Identify the insurance agent's name:	Terry Nobles
Insurance agent's phone number:	919-833-3803
Insurance agent's fax number:	
Insurance agent's email address:	



Closing Form
The Preserve at Smith Creek
Towne Properties Raleigh District

Property Information:

3575 Bragg Valley Ln
Wake Forest, NC 27587-3515



Requestor:

Rexera
Hu Ding
415-236-2577

Buyer: Opendoor Property Trust I a Delaware Statutory Trust Estimated Closing Date: 06-30-2025

Justine Dunston

Justine Dunston, CSA

Date: 05-28-2025

Towne Properties Raleigh District

Phone: 919-878-8787 Ext: 7218

Please return check with barcode for faster processing



Closing Form
The Preserve at Smith Creek
Towne Properties Raleigh District

Property Information:

3575 Bragg Valley Ln
Wake Forest, NC 27587-3515



Requestor:

Rexera
Hu Ding
415-236-2577

Buyer: Opendoor Property Trust I a Delaware Statutory Trust Estimated Closing Date: 06-30-2025

Comments:

**Please remind seller to cancel any automatic payments.

***Annual Fees are subject to change at the start of each calendar year. Owners will be responsible for any difference.



Closing Form
The Preserve at Smith Creek
Towne Properties Raleigh District

Property Information:

3575 Bragg Valley Ln
Wake Forest, NC 27587-3515



Requestor:

Rexera
Hu Ding
415-236-2577

Buyer: Opendoor Property Trust I a Delaware Statutory Trust Estimated Closing Date: 06-30-2025

Fee Summary

Amounts Prepaid

Total	\$0.00
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Fees Due to Towne Properties Raleigh District

Closing Form Only	\$177.00
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Total	\$177.00
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Fees Due to The Preserve at Smith Creek

Prepaid Assessments	\$350.00
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Working Capital Contribution	\$300.00
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Total	\$650.00
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Fees Due to HomeWiseDocs.com (Service/Delivery Fees)

HWD Service/Delivery Fee for Closing Form Only	\$23.00
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Total	\$23.00
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Closing Form
The Preserve at Smith Creek
Towne Properties Raleigh District

Property Information:

3575 Bragg Valley Ln
Wake Forest, NC 27587-3515



Requestor:

Rexera
Hu Ding
415-236-2577

Buyer: Opendoor Property Trust I a Delaware Statutory Trust Estimated Closing Date: 06-30-2025

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 PNKQDZVC2 ON THE CHECK TO ENSURE PAYMENT IS CREDITED PROPERLY.

Fees Due to Towne Properties Raleigh District

Closing Form Only	\$177.00
Total	\$177.00

Fees Due to The Preserve at Smith Creek

Prepaid Assessments	\$350.00
Working Capital Contribution	\$300.00
Total	\$650.00

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

HWD Service/Delivery Fee for Closing Form Only	\$23.00
Total	\$23.00

Include this confirmation number PNKQDZVC2 on the check for \$177.00 payable to and send to the address below.

Towne Properties Raleigh District
P.O. Box 99149
Raleigh, NC 27624

Include this confirmation number PNKQDZVC2 on the check for \$650.00 payable to and send to the address below.

The Preserve at Smith Creek
P.O. Box 99149
Raleigh, NC 27624

Include this confirmation number PNKQDZVC2 on the check for \$23.00 payable to HomeWiseDocs.com and send to the address below. **Must return the HomeWiseDocs.com Invoice below with payment.******

Bill2Pay
Attn: HomeWise Payment Processing



Closing Form
The Preserve at Smith Creek
Towne Properties Raleigh District

Property Information:

3575 Bragg Valley Ln
Wake Forest, NC 27587-3515



Requestor:

Rexera
Hu Ding
415-236-2577

Buyer: Opendoor Property Trust I a Delaware Statutory Trust Estimated Closing Date: 06-30-2025

P.O. Box 31243

Tampa, FL 33631-3243

Please return check with barcode for faster processing



Page 6 of 8

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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Order: **PNKQDZVC2**

Property Information:

3575 Bragg Valley Ln
Wake Forest, NC 27587-3515

Fees due to HomeWiseDocs.com: \$23.00

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

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

Please return check with barcode for faster processing



Closing Form
The Preserve at Smith Creek
Towne Properties Raleigh District

Property Information:

3575 Bragg Valley Ln
Wake Forest, NC 27587-3515



Buyer: Opendoor Property Trust I a Delaware Statutory Trust Muncie, IN 47305

Requestor:

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

Closing Information

File/Escrow Number:

Estimated Close Date: 06-30-2025

HomeWiseDocs Confirmation #: PNKQDZVC2



Closing Date:

Is buyer occupant? No

Status Information

Date of Order: 05-16-2025

Board Approval Date:

Order Completion Date: 05-28-2025

Order Retrieved Date:

Inspection Date:

Community Manager Information

Company: Towne Properties Raleigh District

Completed By: Justine Dunston

Primary Contact: Justine Dunston

Address:

P.O. Box 99149

Raleigh, NC 27624

Phone: 919-878-8787 Ext: 7218

Fax:

Email: justinedunston@towneproperties.com



Pin 182500219987

Permit Number 7719

✓ Construction Authorization

Pinnacle Homes
Applicants Name

The Preserve - Phase 3-B - Lot 121
Subdivision - Section - Lot

Physical Address: 3515 Bragg Valley Ln.

TrueWork
System Installer

7-31-14
Date

Septic Tank Information:

Date: 5-7-14

Manufacture: 0413 1200 gdl

ID #: STB 34

Pump Tank Information:

Date:

Manufacturer:

ID #: _____

Distribution Box

Pressure Manifold

Serial Distribution

Pump Info:

Type of Facility: House

Number of Bedrooms: 4

Well Drilled at time of inspection: Y or N

Type of System: ☒ Gravity ☐ Pump ☐ Gravel ☒ Polystyrene

Chamber Other:

Well Info: Date drilled:

Driller Name:

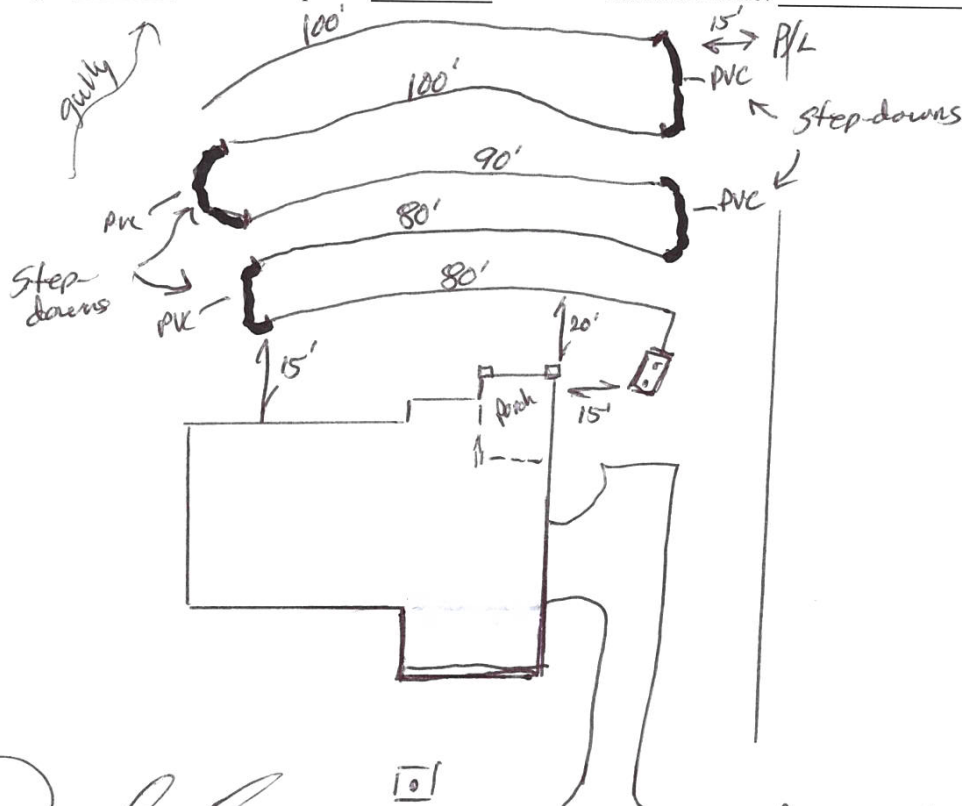
Depth: _____ GPM: _____

Casing: _____

Pump Depth

Pump HP:

Installer Name:




Authorized Signature

Date

7-31-14

Granville - Vance District Health Department
Environmental Health

01183

Well Construction Permit

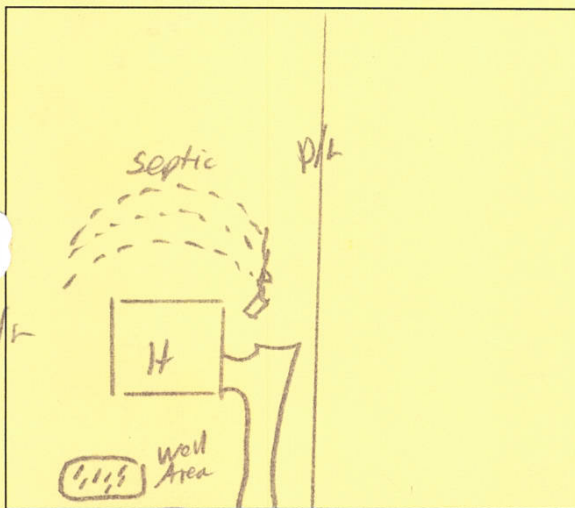
Owner/Applicant: Pinnacle Homes Date: 2-5-14
Address or Location of Property: 3525 Bragg Valley Ln.
Subdivision & Lot #: The Preserve Lot 121 Septic Permit #: 7719
Zoning Permit #: 18097 Environmental Health Specialist: David C. Carter

This well permit is to locate and site the area that a private groundwater well may be established on the property listed above by the Environmental Health Specialists of Granville County. If one does not locate the well in the approved area and complete the well as specified by the 15A NCAC .02C rules, then permits may be revoked. At completion of drilling of the well, grout must be witnessed by EHS and a well log turned into Environmental Health.

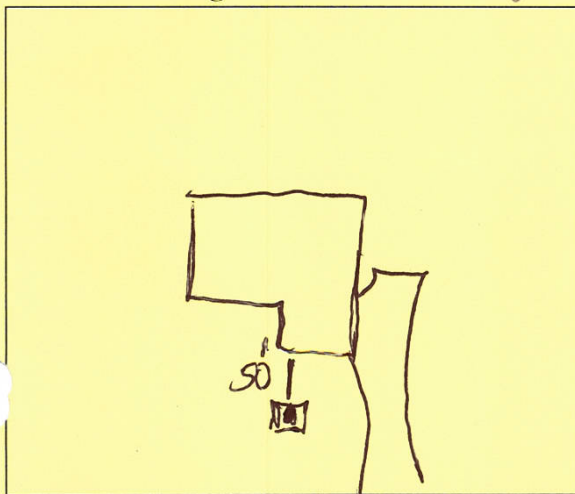
Minimum Setbacks: (these are the main setbacks, but not all required setbacks)

Setback from property lines – 10 ft Setback from septic tank and drain field, including repair area – 100 ft
Setback from structural foundations – 25 ft Setback from ponds, lakes or other bodies of water – 50 ft

Site Sketch:



As Built Drawing:



Conditions: Call 919-693-2688
w/ questions

Authorized Agent: David C. Carter
Date: 2-5-14

1 Well Grout: (Circle or write in)
Witnessed: Yes or No EHS Agent: David C. Carter
Date: 6-12-14 Annular Space Open: Yes or No
Over reamed: Yes or No Depth Grouted: 20'
Method: Pump ☒ Pressure
Well Log received: Yes or No (EHS to Attach to Permit)
Driller Name: Southern Cert. #
Depth: 300' Casing Depth: 106' GPM: 10
4 bags bentonite - cement cap

2 Well Final: (Place a check mark when finalized)
Seal Present and Intact: ☒ Air Vent: ☒
Hose Spigot: ☒ Electrical Box: ☒
Pump Installer Tag: ☒ Well Installer Tag: ☒
All holes sealed: ☒ 12" above grade: ☒

Comments:
1-20-15 - chlorine (f)
well log
tag - 6BS 240 ft 1/2 HP

3 Well Completion Permit: David C. Carter EHS
Date Completed: 1-20-15

4 Water Samples Taken: Date: 2-2-15
EHS: DC Results:
Retest: Results:

919-570-9000

1:30 3:20

PERMIT NUMBER 07719

Zoning # 18091

GRANVILLE-VANCE DISTRICT HEALTH DEPARTMENT IMPROVEMENT AND OPERATION PERMITS

COUNTY:	TAX NO.	TYPE OF ESTABLISHMENTS			*THIS PERMIT SHALL BE ACCOMPANIED BY A LAYOUT SHOWN ON A PLAT, INCLUDING SYSTEM REQUIREMENTS. *THIS IMPROVEMENT PERMIT IS SUBJECT TO REVOCATION IF THE INTENDED USES CHANGE FROM THOSE SHOWN ON THE IMPROVEMENT PERMIT. CHANGES SHALL REQUIRE HEALTH DEPARTMENT APPROVAL.
Granville	SR. NO.	RESIDENCE ☒	NUMBER OF BEDROOMS:	NUMBER OF OCCUPANTS:	
		BUSINESS ☐	4	8 max	
		OTHER ☐			
APPLICANT'S ADDRESS:		WATER SUPPLY	WELL ☐	OTHER ☐	PERMIT VALID FOR: 5 YEARS YES ☒ NO ☐ NO EXPIRATION YES ☐ NO ☒
210 Barnhill Ln. Wake Forest 27587		TYPE OF WASTEWATER SYSTEM	INITIAL INSTALLATION	REPAIR	
		DESIGN FLOW:	1450 gpd	Typical	
PROPERTY ADDRESS/LOCATION:		LTAR:	1275 gpd/4"		
SUBDIVISION:		ABSORPTION AREA:	1745 ft ² → 1310 ft ²		
LOT NUMBER:		TRENCH WIDTH:	3'		
REFERENCE SKETCH (SEE PLAT FOR DETAILS)		TRENCH DEPTH:	18"-20" → low side		
- Trench depth 18"-20" on low side - stay away from gullies and steep banks - Install in dry condition		TRENCH SPACING:	9' O.C.		
		TOTAL TRENCH LENGTH:	440'		
		NUMBER OF TRENCHES:	5	2 flow	
		GRAVEL DEPTH:	Accept. status		
		TANK SIZE:	200 gal		
		PUMP TANK SIZE:			
		DISTRIBUTION DEVICE:	Wastewater Serial Box		

***** IMPROVEMENT PERMIT DATE: 2-5-14 *****

FOR: Proprio Humes
ISSUED BY: Daniel Cunha

***** CONSTRUCTION AUTHORIZATION FOR IMPROVEMENT PERMIT# 7719 *****

Unless otherwise indicated, the same conditions above apply regarding system type, layout, location and installation requirements.
(The wastewater system cannot be installed until authorization is signed)

Comments: _____

Date: 2-5-14 Environmental Health Specialist: Daniel Cunha
Construction Authorization Addendum ☐ Yes ☒ No

***** OPERATION PERMIT DATE: 7-31-14 *****

SYSTEM INSTALLED BY: True Works
ISSUED BY: Daniel Cunha

PERFORMANCE, MONITORING, MAINTENANCE AND OPERATION
AS REQUIRED BY RULE .1961