Document Execution Tutorial:
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Seller's Real Estate Disclosure (SRED)

Any change to the preprinted language in this document must be made in a prominent manner and initialed by all parties in order to be binding on the parties.

EFFECTIVE DATE: Monday, September 22, 2025

	BUYER(S) INITIALS	NAME OF REPORT	# of PAGES IN REPORT	DATE OF REPORT	PREPARED BY
AFFILIATED BUSINESS ARRANGEMENT: Buyer(s) acknowledge that Cartus Corporation has delivered a copy of their Affiliated Business Arrangement disclosure form. This form details any companies Cartus has a business relationship with. **The Buyer(s) should acknowledge receipt of this disclosure document by initialing to the left of each item listed, signing (1) page 3 of this form and (2) the last page of the Affiliated Business Arrangement disclosure.**					
1	Buyer(s) Initials ___/___	**AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT**	3	February 2023	Cartus
DISCLOSURE DOCUMENTS: Buyer(s) acknowledge that Cartus Corporation has delivered copies of the following disclosure documents to Buyer(s) which Buyer(s) have read and understand. **The Buyer(s) should acknowledge receipt of these disclosure documents by initialing to the left of each item listed and signing the signature section.** Buyer(s) initials not required if *# of Pages in Report* column is blank.					
2	Buyer(s) Initials ___/___	**Home Owner's Real Estate Disclosure**	5	12 September 2025	Home Owner(s)
3	Buyer(s) Initials ___/___	**Seller's Property Disclosure** * (see footnote)	7	16 September 2025	Home Owner(s)
4	Buyer(s) Initials ___/___	**Lead Paint Disclosure (not required for homes built after 1977)**			Home Owner(s)
INSPECTION REPORTS and/or RECEIPT/BIDS: Pending inspection reports that have been ordered but have not yet been received and do not have a date in the *Date of Report* column and will reflect PENDING under the *# of Pages in Report* column. These reports will be provided to you upon receipt. **The Buyer(s) should acknowledge receipt by initialing to the left of each item listed, including Pending items, and signing the signature section.** **** Buyers should initial all lines with Seller inspections noted below, including those that are marked as "PENDING", if applicable.**					
5	Buyer(s) Initials ___/___	**Radon Warranty**	3		GLOBESPEC
6	Buyer(s) Initials ___/___	Standard Addendum			
7	Buyer(s) Initials ___/___				
8	Buyer(s) Initials ___/___				
9	Buyer(s) Initials ___/___				
10	Buyer(s) Initials ___/___				
11	Buyer(s) Initials ___/___				
12	Buyer(s) Initials ___/___				

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13	Buyer(s) Initials ____/____				
14	Buyer(s) Initials ____/____				
15	Buyer(s) Initials ____/____				
16	Buyer(s) Initials ____/____				
17	Buyer(s) Initials ____/____				
18	Buyer(s) Initials ____/____				
19	Buyer(s) Initials ____/____				
20	Buyer(s) Initials ____/____				
MISCELLANEOUS INFORMATION: **The Buyer(s) should acknowledge receipt of these documents by initialing to the left of each item listed and signing the signature section.**					
21	Buyer(s) Initials ____/____				
22	Buyer(s) Initials ____/____				
23	Buyer(s) Initials ____/____				
24	Buyer(s) Initials ____/____				
25	Buyer(s) Initials ____/____				

** The following states have mandatory state disclosures: AK, AZ, CA, CO, CT, DE, DC, HI, ID, IL, IN, IA, KY, LA, ME, MD, MI, MN, MS, MT, NE, NV, NH, NJ, NY, NC, OH, OK, OR, PA, RI, SC, SD, TN, TX, UT, WA, WI. Cartus Corporation is disclosing this to the buyers where applicable.*

The terms and conditions of the purchase and sale agreement which apply to Seller are SUBJECT TO the Seller receiving back from the Buyers said PENDING documents executed and/or initialed by Buyer not later than five (5) business days after Buyers' receipt of said documents.

If Buyer fails or refuses to comply with any of the above requirements, at Seller's option, the purchase and sale agreement shall become null and void. Seller shall notify Buyer in writing of its option to declare this purchase and sale null and void.

Buyer(s) acknowledge that they have had, or will have had, prior to closing, the opportunity to investigate the subject matter of the aforementioned disclosures on their own and have, or will have, investigated such to their satisfaction, or waived such investigation.

Neither Cartus Corporation nor Cartus Financial Corporation have independently verified the contents of these documents and are not responsible for their accuracy.

Buyer(s) acknowledge and agree that the purchase price of the property and other terms and conditions of this purchase agreement were negotiated with full knowledge and disclosure of the contents of the aforementioned disclosures; that said purchase price reflects the agreed-upon value of the property AS IS; including the aforementioned disclosures; to take the property subject to the disclosures; and that Cartus Corporation shall have no responsibility or liability therefore.

Buyer(s) may wish to obtain professional advice and or/ inspections of the property and to provide for appropriate provisions in the contract between Buyer(s) and Seller with respect to any advice/ inspections/ defects.

Note: You may also wish to have your broker complete and provide you with a similar disclosure statement.

*Buyer(s) closing this transaction prior to receiving all the above reports shall constitute buyer's waiver of the right to receive and review those reports.

SIGNATURES:

BUYER: ______________________ BUYER: ______________________

DATED: ______________________

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

To: Consumer

From: Cartus Corporation Date: 9/22/2025

This is to give you notice that Cartus Corporation ("Cartus"), a subsidiary of Anywhere Real Estate Inc. ("Anywhere^{SM}"), has a business relationship with the companies listed below in this Statement. Anywhere^{SM} owns 100% of Cartus. Anywhere^{SM} also owns 100% of each company listed below, except for (i) Guaranteed Rate Affinity, in which Anywhere Integrated Venture Partner LLC has a 49.9% ownership interest; (ii) Notarize in which Anywhere Real Estate Services Group LLC has a 2.38% ownership interest and (iii) Anywhere Integrated Services LLC (which is a wholly owned subsidiary of Anywhere^{SM}) has an direct or indirect interest in the following entities and percentages: Burnet Title of Indiana (75%); Catalina Title Agency (21.50%); CW Title (20%); Cypress Title Corporation (30.769%); Equity Title Agency (50%); First Equity Title Agency (50% interest in an entity that owns 60%); Guardian Title Company (67.55%); Ho'okele Title LLC (24.77% of an entity that owns 100% of Ho'okele Title LLC); Ho'okele Escrow Corporation (24.77% of an entity that owns 100% of Ho'okele Escrow Corporation); Mercury Title (51%); Metro Title (55%); Progressive Title Company (44.54%); REALtech Title (51%); RealSafe Title (49%); Regency Title (50%); Residential Title (51%); RealTitle of the Carolinas, LLC, (50%); Title Resources Guaranty Company (30%); and Trueline Technologies (51%). Anywhere^{SM} also owns the franchisors of the BETTER HOMES & GARDENS® REAL ESTATE, COLDWELL BANKER®, COLDWELL BANKER COMMERCIAL®, THE CORCORAN GROUP®, CENTURY 21®, ERA®, AND SOTHEBY'S INTERNATIONAL REALTY® franchise systems. Because of these relationships, the referral of business to any of the companies listed below may provide Cartus a financial or other benefit.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are NOT required to use the listed providers as a condition of the purchase or sale of your property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

COMPANIES	SETTLEMENT SERVICES	ESTIMATE OF CHARGES OR RANGE OF CHARGES
Anywhere Advisors Real Estate Brokerage Companies and Other Franchisees In certain markets Anywhere Advisors subsidiaries provide real estate brokerage services under Coldwell Banker, The Corcoran Group, and/or Sotheby's International Realty trade names. Also note that in other markets, franchisees of Anywhere Real Estate Inc. subsidiaries provide real estate brokerage services as franchisees of Better Homes & Gardens, Coldwell Banker, Coldwell Banker Commercial, The Corcoran Group, Century 21, ERA and Sotheby's International Realty.	Real estate brokerage services and commission Cooperative real estate commission	3 – 10% of sales price of the property depending on multiple factors including type of property, transaction side, services, region and transaction structure. However, commissions vary per agreement with each customer and may be negotiated, in whole or in part, as fixed amounts, such as a fixed amount in lieu of all or part of a percentage, or an amount such as $100 - $1000 in addition to a percentage. In addition, referral commissions vary, but are generally paid by a real estate broker as a percentage (approximately 25% - 50%) of the real estate broker's commission on a transaction side.
Guaranteed Rate Affinity Provides a full range of residential first mortgage loan products and services.	Loan origination fee Loan discount fee/points Application fee	$1,290 0% - 5% of loan amount $150 [except Kentucky is $100; WV $0]
American Title Company of Houston **Burnet Title** **Burnet Title of Indiana, LLC** **Catalina Title Agency, LLC** **Clear Title Group** **Cornerstone Title Company** **Cascade West Title Company, LLC** **Case Title Company** **CW Title** **Cypress Title Corporation** **Equity Title Agency, Inc** **Equity Title Company** **First California Escrow Corporation** **First Equity Title Agency LLC** **Guardian Title Agency** **Guardian Title Company** **Guardian Transfer**	Title insurance premium (Based on $100,000, purchase price) Title search Title exam Closing/Settlement fee	$320 - $1150 $90 - $600 $75 - $350 $150 - $3100 *Your actual costs may vary depending upon your loan size. Please review your Loan Estimate for the specific charges that may apply to you.

Horizon Settlement Services **Ho'okele Escrow Corp** **Ho'okele Operations LLC** **Ho'okele Title LLC** **Independence Title Company** **Keystone Closing Services** **Keystone Title Services** **Keystone Transfer Services** **Landmark Title** **Land Title and Escrow, Inc** **Land Title of Nez Perce County** **Market Street Settlement Group** **MASettlement** **Mercury Title LLC** **Metro Title LLC** **Mid-Atlantic Settlement Services** **Pierce County Title Company** **Pro National Agency** **Pro National Title Agency** **Pro National Settlement Company** **Progressive Holding Company** **Progressive Title Company, Inc.** **Quality Choice Title** **REALtech Title LLC** **REALtech Title Agency** **REALtech Settlement Services** **Real Title of the Carolinas, LLC** **Real Safe Title, LLC** **Regency Title Company, LLC** **Residential Title Agency** **Residential Title** **RT Title Agency, LLC** **Sandpoint Title** **Secured Land Transfers, LLC** **Secured Land Title** **ShortTrak (FL only)** **St Marys Title Services** **Sunbelt Title Agency** **Sun Valley Title** **Texas American Title Company** **Terra Coastal Escrow, Inc** **TitleOne** **Title Resources Guaranty Company** **Tri-County Title** **TRG Services, Escrow, Inc.** **U.S. Title Guaranty Company** **U.S. Title** **West Coast Escrow Company**		
Anywhere Insurance Agency Inc	Homeowners insurance premium	$2.00 - $6.00 per thousand dollars of replacement cost of dwelling
Landway Settlement Services **Mardan Settlement Services** Lakecrest Relocation Services (Canada only) **Trueline Technologies**	Equity and sales contract negotiation services, coordination of the sale of home to a 3rd party buyer with a local agent Coordination of Survey Documents	$620 - $1010 $325-$800 Ohio: $160-$250 Maryland: $195-$295 Florida: $325-$495 Texas: $375-$600 Pennsylvania: $350-$550 unless quoted higher Range of prices is applicable for roughly 95% of jobs performed. Each location will have large or unusual jobs that are priced above the range shown.
National Coordination Alliance (National); National Coordination Alliance Settlement Services	Property Review and Acquisition Fee Update Fee	$550 $100
Notarize Inc.	Online Notary Services	$95 - 125 per person

Processing Solutions (Texas)	Tax certificates	$100 for up to three account numbers

ACKNOWLEDGMENT

I/we have read this disclosure form and understand that Cartus is referring me/us to purchase the above-described settlement service(s) and that Anywhere Real Estate Inc., their employees and/or subsidiaries and affiliates may receive a financial or other benefit as the result of this referral.

Signature

Date

Signature

Date

Homeowner's Real Estate Disclosure

The information provided on this disclosure will be relied upon by Cartus Corporation and its affiliates in the appraisal and/or purchase process, so your answers must be complete and accurate. Although this is not a warranty, it will be presented to potential buyers as your representation of the condition of your home. If the form does not allow for a complete description please contact your Cartus Consultant to send in any applicable supporting documentation.

Any change to the preprinted language in this document must be made in a prominent manner and initialed by all parties in order to be binding on the parties.

File #	**3662812**
Owner's Name(s):	**Brian Miller** **Jennifer Miller**
Property Address:	**1146 Country Club Ln** **Zebulon, North Carolina 27597** **United States Of America**

Terms of Disclosure:

The Seller discloses the following information with the knowledge that, even though this is not a warranty, prospective Buyers may rely on this information in deciding whether and on what terms to purchase the property. The Seller authorizes this information to be provided in connection with any actual or anticipated sale of the property. The following are representations made by the Seller and are not the representations of any agent(s). This information is a disclosure, and is not intended to be part of any contract between the Buyer and Seller. I/We further understand that an offer to purchase will not be made until this disclosure is completed. We acknowledge and agree that subsequent purchasers of the Property may have a right to bring an action against us for any misrepresentation contained in this or any other disclosure provided by me/us.

A. Subject Property Year Built & Dwelling Type

1. What is the approximate year the property was built? 2018

2. Please indicate the type of dwelling for the subject property:

☒ Single Family Detached ☐ Townhome ☐ Condo ☐ Co-Op ☐ Other

If other, please explain

B. Please indicate the water and sewer systems with the subject property:

Water

☐ Public ☒ Private Well ☐ Other

Sewer/Septic

☐ Public ☒ Septic Tank ☐ Other

C. The items checked below will remain with the subject property:

☒ Range	☒ Washer	☐ Wall/ Window Air Conditioner	☐ Spa
☒ Oven	☒ Washer/Dryer Hookups	☐ Humidifier	☐ Central Vacuum

☒ Microwave	☒ Dryer	☐ Evaporator Cooler(s)	☐ T.V. Antenna
☒ Refrigerator	☐ Security Gates	☐ Satellite Dish	☐ Hot Tub
☒ Dishwasher	☒ Smoke Detectors	☐ Intercom	☒ Rain Gutters
☐ Trash Compactor	☐ Fire Alarm	☐ Sprinklers	☐ Sump Pump
☐ Garbage Disposal	☒ Central Heating	☐ Sauna	☒ Patio/Deck
☒ Window Screen	☒ Central Air Conditioning	☐ Pool	☐ Built-in Barbecue
			☐ Gazebo

Are there, to the best of your (Seller's) knowledge, operating problems with any of the items within Section C?
☐ Yes ☒ No

If yes, describe:

D. Property Amenities:

Water Softener	☐ Owned	☐ Rented		☒ N/A
Garage	☒ Attached	☐ Not Attached	☐ Carport	☐ N/A
	☒ Garage Door Opener	# of Remote Controls **2**		
Pool/Spa Heater	☐ Gas	☐ Solar	☐ Electric	☒ N/A
Water Heater	☐ Gas/Oil	☐ Solar	☒ Electric	
	☐ Owned	☐ Rented		
Gas Supply	☐ Utility	☐ Bottled	☒ N/A	
Security System	☐ Owned	☐ Rented	☐ Monitoring Contract/Fee	☒ N/A
Solar Panels	☐ Owned	☐ Rented		☒ N/A

If Owned, is this financed through Special Assessment program?
☐ Yes ☒ No

If yes, describe:

Are there any additional buildings on the property?
☐ Yes ☒ No

If yes, describe:

Are there, to the best of your (Seller's) knowledge, operating problems with any of the items within Section D?
☐ Yes ☒ No

If yes, describe:

E. Roof (Current Roof):

Type: Shingles

Approximate Age: 8 years

Repaired? (choose one)
☐ Yes ☒ No

If Yes, please explain:

Are there, to the best of your (Seller's) knowledge, any repairs needed to the current roof?
☐ Yes ☒ No

If yes, please explain:

F. If you (Seller) are aware of any defects/malfunctions in any of the following, check space(s) below.

☐ Interior Walls	☐ Ceilings	☐ Windows	☐ Sidewalks	☐ Driveways
☐ Slabs	☐ Foundation	☐ Insulation	☐ Exterior Walls	
☐ Doors	☐ Floor	☐ Walls/Fences	☐ Electrical Systems	
☐ Exterior Siding	☐ Heating System	☐ Other Structural Components	☐ Plumbing/Sewer/Septic	

Please explain any defects selected above here: No known issues

G. Are you (Seller) aware of any of the following:

1. Is your home accessed, in whole or part, through a private road? ☐ Yes ☒ No

   If yes, please explain:

2. Features shared with adjoining landowners (i.e., walls, fences, driveways) whose use or responsibility for maintenance may have an effect on the property. ☐ Yes ☒ No

   If yes, please explain:

3. Encroachments, easements, or similar matters that may affect your interest in the property. ☐ Yes ☒ No

   If yes, please explain:

4. Room additions, structural modifications, or other alterations or repairs made by you or a prior owner without necessary permits or in noncompliance with building codes. ☐ Yes ☒ No

   If yes, please explain:

5. That the property is located on or near an active or former landfill (compacted or otherwise) or an environmentally hazardous site. ☐ Yes ☒ No

   If yes, please explain:

6. Any settling from any cause, or slippage, sliding, or other soil problems. ☐ Yes ☒ No

   If yes, please explain:

7. Any current or previous water damage, flooding, drainage, or grading problems. ☐ Yes ☒ No

If yes, please explain:

8. Damage to property or structures fromfire, earthquake, flood, landslide, hurricane or other natural disaster. ☐ Yes ☒ No

   If yes, please explain:

9. Zoning violations, non conforming uses, violations of "setback" requirements. ☐ Yes ☒ No

   If yes, please explain:

10. Neighborhood noise problems or other nuisances. ☐ Yes ☒ No

    If yes, please explain:

11. Deed restrictions or obligations. ☐ Yes ☒ No

    If yes, please explain:

12. Is the type of siding on your home one of the following (if yes, select all that apply): ☐ Yes ☒ No

    ☐ Composition Board ☐ Hard Coat/Traditional Stucco ☐ Synthetic Stucco? ☐ Stone Veneer ☐ Unknown

13. Any "common area" (i.e., pools, tennis courts, walkways, or other co-owned areas). ☐ Yes ☒ No

    If yes, please explain:

14. Any notices of abatement or citations against the property. ☐ Yes ☒ No

    If yes, please explain:

15. Any law suits against you affecting or threatening to affect the property. ☐ Yes ☒ No

    If yes, please explain:

16. That the home has ever been tested for radon gas. ☐ Yes ☒ No

17. If radon remediation was required, was the work done? If yes, when? (date) ☐ Yes ☐ No ☒ NA

18. That the home contains ☐ Asbestos or ☐ Lead-based paint. ☐ Yes ☒ No

    If yes, please explain:

19. Any evidence of or treatment/repairs for termite, structural, pest, or rodent infestation. ☐ Yes ☒ No

    If yes, please explain:

20. That there is now, or has ever been, any underground storage tank(s) on the property. ☐ Yes ☒ No

    If yes, please explain:

21. Have you experienced, or do you have knowledge of, any problems with the tank(s) such as leakage. ☐ Yes ☐ No ☒ NA

    If yes, please explain:

22. Do you know what materials are, or were, stored in the tank(s)? ☐ Yes ☐ No ☒ NA

23. Are any title holders not U.S. citizens? ☐ Yes ☒ No

    If yes, please explain:

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24. Any special assessments? If yes, Type? ☐ Yes ☒ No

25. Insurance claims filed with respect to the home during the past two years? If yes, provide details below, including detail of claims, repairs made, and confirmation that you have repaired all items for which you have collected insurance proceeds. (Please add any additional comments on page 5.) ☐ Yes ☒ No

If yes, details:

Additional Comment:

Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by the seller.

Seller Status: ☒ is occupying the property ☐ is not occupying the property Moved out on (date).

Home Status ☒ is currently occupied by me and/or members of my family ☐ is currently vacant ☐ is currently occupied by a tenant. Tenant will vacate by (date).

Signed by:
Brian Miller
30DDFACC5A604F5...

12-Sep-2025

Seller Date

Signed by:
76058E05117E479...

12-Sep-2025

Seller Date

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

Instructions to Property Owners

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

MINERAL AND OIL AND GAS RIGHTS DISCLOSURE

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

Buyer Initials		Disclosure	Yes	No	No Representation
CA		**1. Mineral rights were severed from the property by a previous owner.**	☐	☐	☑
CA		**2. Seller has severed the mineral rights from the property.**	☐	☑	
CA		**3. Seller intends to sever the mineral rights from the property prior to transfer of title to the Buyer.**	☐	☑	
CA		**4. Oil and gas rights were severed from the property by a previous owner.**	☐	☐	☑
CA		**5. Seller has severed the oil and gas rights from the property.**	☐	☑	
CA		**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: 1146 Country Club Lane, Zebulon, NC 27597

Owner's Name(s): Brian C. Miller and Jennifer A. Miller

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: Brian C. Miller — dotloop verified 09/16/25 9:36 AM EDT RBG3-MZNE-SQLA-OLLM Date

Owner Signature: Jennifer A. Miller — dotloop verified 09/16/25 9:28 AM EDT 6IHN-PRJO-YREK-OGZL Date

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

Purchaser Signature: Carol Alvarez Carol Alvarez – as agent for Cartus Date 10:59 am, 09 22 2025

Purchaser Signature: Date

REC 4.25
1/1/15

NORTH CAROLINA REAL ESTATE COMMISSION

Residential Property And Owners' Association Disclosure Statement

Protecting the Public Interest in Real Estate Brokerage Transactions

Property Address/Description: 1146 Country Club Ln Zebulon, NC 27597

Owner's Name(s): Cartus Financial Corporation

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 f

Seller is non-occupant owner and has no knowledge regarding this property

For purposes of completing this Disclosure Statement: **"Dwelling"** means any structure inte[illegible] 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.

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

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

A9. Is there a problem, malfunction, or defect with the dwelling's:

	NA	Yes	No	NR		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):

Seller is non-occupant owner and has no knowledge regarding this property

SECTION B.
HVAC/ELECTRICAL

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

	Yes	No	NR
B4. What is the dwelling's cooling source? (Check all that apply; indicate the year of each system manufacture) Central Forced Air:__________ Year:______ Wall/Windows Unit(s):__________ Year:________ Other:____________________ Year:______			
B5. What is the dwelling's fuel source? (Check all that apply) Electricity Natural Gas Solar Propane Oil Other:__________			

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

Seller is non-occupant owner and has no knowledge regarding this property

SECTION C.
PLUMBING/WATER SUPPLY/SEWER/SEPTIC

	Yes	No	NR
C1. What is the dwelling's water supply source? (Check all that apply) City/County Shared well Community System Private well Other:__________ If the dwelling's water supply source is supplied by a private well, identify whether the private well has been tested for: (Check all that apply). Quality Pressure Quantity If the dwelling's water source is supplied by a private well, what was the date of the last water quality/quantity test?__________			
C2. The dwelling's water pipes are made of what type of material? (Check all that apply) Copper Galvanized Plastic Polybutylene Other:__________			
C3. What is the dwelling's water heater fuel source? (Check all that apply; indicate the year of each system manufacture) Gas:______ Electric:______ Solar:______ Other:______			
C4. What is the dwelling's sewage disposal system? (Check all that apply) Septic tank with pump Community system Septic tank Drip system Connected to City/County System City/County system available Other__________ Straight pipe (wastewater does not go into a septic or other sewer system) *Note: Use of this type of system violates State Law. If the dwelling is serviced by a septic system, how many bedrooms are allowed by the septic system permit? __________ No Records Available Date the septic system was last pumped:__________			

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

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

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

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):

Seller is non-occupant owner and has no knowledge regarding this property

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 CA |
Buyer Initials | | Owner Initials |

	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):

Seller is non-occupant owner and has no knowledge regarding this property

SECTION G.
MISCELLANEOUS

	Yes	No	NR
G1. Is the property subject to any lawsuits, foreclosures, bankruptcy, judgments, tax liens, proposed assessments, mechanics' liens, materialmens' 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):

SECTION H.
OWNERS' ASSOCIATION DISCLOSURE

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

	Yes	No	NR
H1. Is the property subject to regulation by one or more owners' association(s) including, but not limited to, obligations to pay regular assessments or dues and special assessments? If "yes," please provide the information requested below as to each owners' association to which the property is subject [insert N/A into any blank that does not apply]: a. (specify name)__________ whose regular assessments ("dues") are $________ per ________. The name, address, telephone number, and website of the president of the owners' association or the association manager are: __________ b. (specify name)__________ whose regular assessments ("dues") are $________ per ________. The name, address, telephone number, and website of the president of the owners' association or the association manager are: __________ c. Are there any changes to dues, fees, or special assessment which have been duly approved and to which the lot is subject? If "yes," state the nature and amount of the dues, fees, or special assessments to which the property is subject: __________	☐	☐	☐
H2. Is there any fee charged by the association or by the association's management company in connection with the conveyance or transfer of the lot or property to a new owner? If "yes," state the amount of the fees: __________	☐	☐	☐
H3. Is there any unsatisfied judgment against, pending lawsuit, or existing or alleged violation of the association's governing documents involving the property? If "yes," state the nature of each pending lawsuit, unsatisfied judgment, or existing or alleged violation: __________	☐	☐	☐
H4. Is there any unsatisfied judgment or pending lawsuits against the association? If "yes," state the nature of each unsatisfied judgment or pending lawsuit:	☐	☐	☐

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

Seller is non-occupant owner and has no knowledge regarding this property

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: Carol Alvarez Date 9/22/25

Owner Signature: Carol Alvarez – as agent for Cartus 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 ______

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

Instructions to Property Owners

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

MINERAL AND OIL AND GAS RIGHTS DISCLOSURE

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

Seller is non-occupant owner and has no knowledge regarding this property

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

Note to Purchasers

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

Property Address: 1146 Country Club Ln Zebulon, NC 27597

Owner's Name(s): Cartus Financial Corporation

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: Carol Alvarez Carol Alvarez – as agent for Cartus Date 9/22/25, ____

Owner Signature: ______________________ Date ________, ____

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

Purchaser Signature: ______________________ Date ________, ____

Purchaser Signature: ______________________ Date ________, ____

NORTH CAROLINA REAL ESTATE COMMISSION

Residential Property And Owners' Association Disclosure Statement

Protecting the Public Interest in Real Estate Brokerage Transactions

Property Address/Description: 1146 Country Club Lane, Zebulon, NC 27597
Owner's Name(s): Brian C. Miller and Jennifer A. Miller

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 CA
Buyer Initials
Owner Initials BCM 09/16/25 9:36 AM EDT
Owner Initials JM 09/16/25 9:28 AM EDT

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

	Yes	No	NR
A1. Is the property currently owner-occupied? Date owner acquired the property: 08/12/2016 If not owner-occupied, how long has it been since the owner occupied the property? ____________	☑	☐	☐
A2. In what year was the dwelling constructed? 2016			☐
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? 2016			☐
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):

SECTION B.
HVAC/ELECTRICAL

	Yes	No	NR
B1. Is there a problem, malfunction, or defect with the dwelling's electrical system (outlets, wiring, panels, switches, fixtures, generator, etc.)?	☐	☑	☐
B2. Is there a problem, malfunction, or defect with the dwelling's heating and/or air conditioning?	☐	☑	☐
B3. What is the dwelling's heat source? (Check all that apply; indicate the year of each system manufacture) ☐ Furnace [_____ # of units] Year: _____ ☑ Heat Pump [1 # of units] Year: 2016 ☐ Baseboard [___ # of bedrooms with units] Year: _____ ☐ Other: ____________ Year: ____			☐

Buyer Initials CA | Buyer Initials ____ | Owner Initials BCM 09/16/25 9:36 AM EDT | Owner Initials JM 09/16/25 9:28 AM EDT

	Yes	No	NR
B4. What is the dwelling's cooling source? (Check all that apply; indicate the year of each system manufacture) ☑ Central Forced Air:______ Year: 2016 ☐ Wall/Windows Unit(s):______ Year:______ ☐ Other:______ Year:______			☐
B5. What is the dwelling's fuel source? (Check all that apply) ☑ Electricity ☐ Natural Gas ☐ Solar ☐ Propane ☐ Oil ☐ Other:______			☐

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

SECTION C.
PLUMBING/WATER SUPPLY/SEWER/SEPTIC

	Yes	No	NR
C1. What is the dwelling's water supply source? (Check all that apply) ☐ City/County ☐ Shared well ☐ Community System ☑ Private well ☐ Other:______ If the dwelling's water supply source is supplied by a private well, identify whether the private well has been tested for: (Check all that apply). ☐ Quality ☐ Pressure ☐ Quantity If the dwelling's water source is supplied by a private well, what was the date of the last water quality/quantity test?______			☐
C2. The dwelling's water pipes are made of what type of material? (Check all that apply) ☐ Copper ☐ Galvanized ☑ Plastic ☐ Polybutylene ☐ Other:______			☐
C3. What is the dwelling's water heater fuel source? (Check all that apply; indicate the year of each system manufacture) ☐ Gas:______ ☑ Electric:______ ☐ Solar:______ ☐ Other:______			☐
C4. What is the dwelling's sewage disposal system? (Check all that apply) ☐ Septic tank with pump ☐ Community system ☑ Septic tank ☐ Drip system ☐ Connected to City/County System ☐ City/County system available ☐ Other:______ ☐ Straight pipe (wastewater does not go into a septic or other sewer system) *Note: Use of this type of system violates State Law. If the dwelling is serviced by a septic system, how many bedrooms are allowed by the septic system permit? 3 ☐ No Records Available Date the septic system was last pumped:______			☐

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

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

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

SECTION D.
FIXTURES/APPLIANCES

	Yes	No	NR
D1. Is the dwelling equipped with an elevator system? If yes, when was it last inspected?__________________ Date of last maintenance service: __________________	☐	☑	☐

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

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

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

SECTION E.
LAND/ZONING

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

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

SECTION F.
ENVIRONMENTAL/FLOODING

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

Buyer Initials CA | Buyer Initials
Owner Initials BCM 09/16/25 9:36 AM EDT dotloop verified | Owner Initials JM 09/16/25 9:28 AM EDT dotloop verified

	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, materialmens' 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):

Restrictive Covenants but no HOA

CA

SECTION H.
OWNERS' ASSOCIATION DISCLOSURE

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

	Yes	No	NR
H1. Is the property subject to regulation by one or more owners' association(s) including, but not limited to, obligations to pay regular assessments or dues and special assessments? If "yes," please provide the information requested below as to each owners' association to which the property is subject [insert N/A into any blank that does not apply]: a. (specify name)________ whose regular assessments ("dues") are $________ per ________. The name, address, telephone number, and website of the president of the owners' association or the association manager are: ________ b. (specify name)________ whose regular assessments ("dues") are $________ per ________. The name, address, telephone number, and website of the president of the owners' association or the association manager are: ________ c. Are there any changes to dues, fees, or special assessment which have been duly approved and to which the lot is subject? If "yes," state the nature and amount of the dues, fees, or special assessments to which the property is subject:________	☐	☑	☐
H2. Is there any fee charged by the association or by the association's management company in connection with the conveyance or transfer of the lot or property to a new owner? If "yes," state the amount of the fees:________	☐	☑	☐
H3. Is there any unsatisfied judgment against, pending lawsuit, or existing or alleged violation of the association's governing documents involving the property? If "yes," state the nature of each pending lawsuit, unsatisfied judgment, or existing or alleged violation:________	☐	☑	☐
H4. Is there any unsatisfied judgment or pending lawsuits against the association? If "yes," state the nature of each unsatisfied judgment or pending lawsuit:	☐	☑	☐

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

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

Owner Signature: Brian C. Miller — dotloop verified 09/16/25 9:36 AM EDT GHBO-HH37-XZX9-YCFU Date ________

Owner Signature: Jennifer A. Miller — dotloop verified 09/16/25 9:28 AM EDT LZXQ-JKNP-Y9XD-XXXO Date ________

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

Buyer Signature: Carol Alvarez Date 10:59 am, 09 22 2025

Buyer Signature: Carol Alvarez – as agent for Cartus Date ________

GlobeSpec

National Residential and Environmental Inspections

Radon Service Policy (RSP)

Provided by GlobeSpec

1146 Country Club Ln
Zebulon NC 27597

File: 3662812
GlobeSpec ID: 249797

CONGRATULATIONS!

This home is covered by our **Radon Service Policy (RSP).** The associated fees were covered by the previous owner and, as such, the program is provided to you free of charge. Our **Radon Service Program (RSP)** provides coverage for a period of twelve (12) months from the time of your closing. The program provides testing to determine your home's airborne radon level. In the event your home has elevated radon levels, the program provides a professionally installed mitigation system to reduce levels in accordance with US EPA recommended guidelines. The **Radon Service Policy (RSP)** is limited to testing the home's airborne radon levels originating from the structure's underlying soil and ***does not*** include testing or mitigation for radon in water sources.

What we need from you

To begin the process for you we will need the following:

- Carefully review the attached Radon Service Policy Agreement.
- Provide your closing date.
- Provide your signature(s), printed name(s), and contact information.
- Return the completed agreement to us via one of the following –
  - Email – reports@globespec.com
  - Fax – 800.566.7329
  - USPS – 370 S. Main Place, Carol Stream, Il 60188

What we will provide

Once we have received the completed signed agreement the program provides the following:

- We will send an "alpha track" radon testing device with deployment instructions and return envelope.
- We will provide a report with test results from an independent radon testing lab.
  - If the test result is below US EPA's recommended action level of 4.0 pCi/L, no further action is necessary, and the program is closed.
  - If the test result is at or above the US EPA's recommended action level of 4.0 pCi/L, we will engage a local mitigation provider to arrange for installation of a radon reduction system.
- In the event mitigation is warranted, installation will be completed strictly with your consent and will carry a 36-month guarantee from the installer.
- Once the installation is completed, the contractor will either conduct a post-mitigation radon test, leave a test device for you to place, or a test device will be sent to you for follow-up testing to ensure adequate radon reduction was accomplished.

Please note the following:

1. A property may be excluded from this program if radon testing was conducted prior to GlobeSpec's involvement which resulted in levels at or above 4.0 pCi/L and no corrective action was taken. Corrective action is defined as the installation of an active mitigation system by a qualified contractor in adherence with standards established by NEHA/EPA or by state or local authorities. Radon testing arranged by GlobeSpec on behalf of a prospective buyer prior to closing, does not disqualify the home from the program.
2. You can decline these services. If you choose to decline, please sign on the provided line at the end of the Radon Service Policy Agreement and return to us as stated above.
3. This policy is only transferable from Client to Homeowner at the time of property sale. The Client is the Company initiating the Radon Service Policy. Homeowner may not transfer this policy under any circumstances.

We wish you all the best in your new home. If you have any questions, please do not hesitate to contact us.

GlobeSpec

National Residential and Environmental Inspections

RADON SERVICE POLICY AGREEMENT

RADON SERVICE POLICY AGREEMENT made this __________ day of ______________, 20____, by and between GlobeSpec, referred to as "GlobeSpec" and ____, hereinafter referred to as "Homeowner". This agreement became effective at the approval date noted on page two (2) and is in effect for a period of two (2) years from the approval date if property remains in the corporate inventory. This Radon Service Policy Agreement will expire twelve (12) months from the closing date when transferred or assigned. The sale closing date is the date the property is sold to another individual or any entity other than the corporate client, or its relocation services provider.

WHEREAS, Homeowner has purchased a residence located at **1146 Country Club Ln, Zebulon, NC, 27597** through efforts of **Cartus Relocation Corporation** and desires to obtain a program warranting the home as to an airborne radon level within current acceptable standards as set forth by the NEHA and the United States Environmental Protection Agency ("EPA"); and

WHEREAS, **Cartus Relocation Corporation** (Client is the Company initiating the Radon Service Policy) and GlobeSpec desire to provide Homeowner with a program to minimize the concerns of Homeowner and utilize the knowledge and skill of GlobeSpec in the detection and mitigation of radon in the home. The Radon Service Policy (RSP) is limited to testing radon levels in air coming from the soil and does not include radon levels from a water source.

NOW, THEREFORE, IT IS HEREBY MUTUALLY AGREED AS FOLLOWS:

1. The above stated recitals are incorporated herein and made part hereof the Agreement.
2. Upon receipt by GlobeSpec from **Cartus Relocation Corporation** of notice of sale, GlobeSpec will send to; **Cartus Relocation Corporation** one (1) copy of this agreement.
   (a) New owner's name(s), property address and the closing date, or
   (b) Homeowner will fill out said information and return one copy of the Agreement to GlobeSpec.
   (c) Upon receipt of the Agreement, GlobeSpec will activate the Radon Service Policy by executing same.
3. GlobeSpec will arrange to ship the new owners in approximately 30 days of closing an alpha track radon testing device with instructions for deployment in the home with a pre-paid return envelope.
4. GlobeSpec or the radon lab will contact Homeowner just prior to the completion of the testing period with instructions on sending the device to the independent laboratory.
5. If an analysis of the alpha track radon detector results in an acceptable level of less than 4.0 pCi/L, then no additional testing will be required, and a completed written report shall be provided to the Homeowner.
6. If the analysis of the alpha track radon detector results in a radon level equal to or greater than 4.0pCi/L, then GlobeSpec will arrange to have the home mitigated at GlobeSpec's expense using a NEHA/EPA RMP listed mitigator chosen solely at the discretion of GlobeSpec.
7. A copy of all reports will be provided to the Homeowner upon request.
8. All mitigated homes will be warranted to remain within acceptable NEHA/EPA governmental standards for radon for a period of 36 months from the date of the completion of the mitigation.
9. This Radon Service Policy shall be deemed breached by Homeowner and/or invalidated should any of the following events occur:
   (a) If the testing device is not returned by Homeowner timely after the test is completed
   (b) If Homeowner fails to utilize NEHA/EPA RMP approved mitigation contractors as selected by GlobeSpec or fails to cooperate arranging mitigation within ninety (90) days of first contact with the mitigation contractor.
   (c) If Homeowner fails to cooperate with GlobeSpec, its employees, or agents in any manner.
10. It is hereby mutually agreed and acknowledged this policy is only transferable from Client to Homeowner at the time of property sale. Homeowner may not transfer this policy under any circumstances.
11. The Radon Service Policy provided by GlobeSpec is limited to primary residence, single-family detached homes. Apartments, townhouses, mobile homes, condominiums, outbuildings, detached structures, and properties that have covenants and restrictions and/or shared common elements that will not allow the installation of a standard mitigation system are excluded from this service.

12. It is hereby mutually acknowledged, agreed, and understood that the sole liability of GlobeSpec under this Agreement shall be to provide and pay for a NEHA/EPA RMP listed mitigator in the event of a non-acceptable radon in air level after testing is completed. The warranty offered by GlobeSpec under the Radon Service Policy applies only to a basic design system. The basic radon mitigation is a sub-slab depressurization system, which uses a fan (and all electrical connections required), PVC pipe to draw air from below the basement floor or slab on grade and venting harmlessly above the roof where the radon gas dissipates very quickly into the air. Such a system involves making a penetration at a point in the slab determined by the mitigator and venting the radon gas via installed piping which terminates above the roof of the house. GlobeSpec's costs for such mitigation caused by radon sources in the soil under the house, shall not exceed $5,000 and shall be computed in accordance with the usual and ordinary cost of similar labor, material, and equipment prevalent in the area where the property is located. Any modification from this system, at the request of Homeowner, including but not limited to exhausting the system at a different location than required for a basic design system, shall require additional charges for labor and materials, all of which additional charges Homeowner agrees to pay the mitigator in advance upon request by GlobeSpec.

13. Homeowner hereby specifically waives and releases GlobeSpec and **Cartus Relocation Corporation,** their officers, directors, shareholders, employees, agents, and contractors from any and all obligations, actions, causes, or demands of any nature, including any special or consequential damages, or foreseen or unforeseen damages which may arise for any reason.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement and by execution hereby agree to be bound by all of the terms, conditions, and covenants contained in the Radon Service Policy Agreement.

CLOSING DATE: ____________________

PROPERTY ADDRESS: **1146 Country Club Ln** **Zebulon, NC 27597**	**Homeowner(s):** ____________________ ____________________ **Signature(s)** Print last name(s): ____________________ ____________________
Client File: **3662812** **GlobeSpec:** **249797** **Approval Date:** **09/02/2025**	**Phone** Home: ________ / ________ Work: ________ / ________ Mobile: ________ / ________ Email: ________ / ________ Email: ________ / ________
GlobeSpec by: **M.G. Sonkin - President**	

DECLINE OF SERVICES

If you are not interested in participating in the Radon Service Policy Program as outlined above, please sign and date here and we will remove your property from the program:

Print name(s): **Date**____________________

____

____

Signature(s):

____

____

Standard Addendum

To the Buyer(s): This document contains important information concerning the referenced Property. You are urged to review its contents carefully.

Any change to the preprinted language in this document must be made in a prominent manner and initialed by all parties in order to be binding on the parties.

File #	**3662812**
Property Address:	**1146 Country Club Ln** **Zebulon, NC 27597**

This Addendum supersedes and overrides any conflicting clauses or statements in the Agreement between Buyer(s) and Seller with respect to the above property (the "Agreement").

Ownership:

The terms and conditions of the Agreement and this Addendum which apply to Seller are SUBJECT TO the Seller becoming owner.

Earnest Money; Default; Brokers:

In the event of a default by the Buyer(s), it is agreed that any earnest money or deposit shall be retained by the Seller as liquidated damages. Any provisions of the Agreement (i) with respect to any payments or amounts due to brokers; and/or (ii) agreeing to indemnify or hold Broker harmless with respect to any matters are null and void. Broker compensation and relationship is governed exclusively by the Listing Agreement between Seller and Listing Broker.

Insurance Premiums:

Insurance premiums shall not be prorated. All existing insurance policies will be canceled at the time of closing.

Taxes / Assessments / Bonds / Homestead Exemptions:

Tax, assessment, and bond prorations shall be based on the last known bill or upon the tax assessor's latest valuation and the current tax or assessment rate, and shall be prorated at the time of closing. **If it is common practice and/or local custom to have no prorations at the closing there shall be no prorations.** There will be no re-proration or readjustment of taxes or assessments based on actual statements after the date of closing. The seller represents that it has no knowledge, actual or constructive, as to whether or not a homestead exemption applies to the property.

This paragraph shall supersede and override any other clauses or statements in the agreement that concern taxes, assessments, bonds or homestead exemptions.

Mortgage:

Should the lender's commitment be conditioned on any repairs, the Seller reserves the right to cancel the Agreement, and return all earnest money deposits to the Buyer(s) with no further obligation by Seller. Buyers assume all risk of any changes in the interest rate and mortgage discount points, and agree to close this transaction, regardless of any such changes.

Arbitration:

Seller does not agree to participate in any arbitration, mediation or other such process in the event of any dispute arising from this transaction.

Disclosure:

Buyer(s) agree to execute the attached Seller's Real Estate Disclosure Acknowledgment (SRED), as a part of the Agreement. By closing Buyers confirm that they have had an opportunity to review the contents of such disclosures.

Condition:

Buyer(s) acknowledge that the property is the subject of a relocation transaction, that Seller has never occupied the property and has limited, if any, first-hand knowledge about the property.

Neither Seller nor Seller's agent has made any warranties or representations, either expressed or implied (except as may have been given to the Buyer(s) in writing as part of the agreement), as to the condition of the property. No representations or warranties made by Seller shall survive the closing. Buyer(s) acknowledge that they have the opportunity to inspect the property and/or have it inspected by others on their behalf. Except for any repairs specifically required to be made by Seller in accordance with the terms of the Agreement, or attached hereto, Buyer(s) understand that they are purchasing the property in "As-Is" condition, subject only to any specific items set forth in the Agreement.

Naturally occurring radon, molds, fungi, spores, pollens and/or botanical substances, or other allergens (e.g., dust, pet dander, insect waste material, etc.) may be found in any dwelling. In addition, certain building materials (such as asbestos, urea-formaldehyde foam insulation ("UFFI") and defective drywall—also known as wallboard, gypsum board or plasterboard have been linked to health concerns and/or property damage. Collectively, these are all referred to as "Substances." Buyer(s) acknowledge and accept that Seller does not in any way disclose (except as expressly set forth in any other documents provided to Buyer by Seller), warrant or indemnify indoor air quality conditions (including the presence or absence of Substances) at the property and is not responsible in any way for conditions that may exist at the property or health problems or property damage that might develop from or be related to such conditions. Buyer(s) agree to indemnify and hold Seller and prior owners, harmless from any claims raised after the closing transaction relating to the presence or non-disclosure of Substances in the property (said indemnity to include reasonable attorneys' fees). Buyer(s) are directed to consult the U.S. Environmental Protection Agency website at www.epa.gov or the equivalent state environmental/health services agency if additional information concerning indoor air quality and Substances is desired.

Buyer(s) acknowledge that they have, per the terms of the Agreement, the opportunity to investigate and verify any inspections or matters disclosed on the Real Estate Disclosure, and/or perform their own inspections of the property. Buyer(s) shall report, in writing, the results of any such inspection(s), and repair requests. Buyer(s) shall supply Seller with a copy thereof, within ten (10) days after acceptance of the Agreement. Failure to do so *shall be deemed a waiver of the Buyer's right to inspect and request repairs* otherwise permitted under this Agreement. In the event of any claim or demand by Buyer(s), as a result of Buyer's inspection(s), the Seller shall have the option of:

1. **Making said items operational or functional, agreeing to the expense in writing, or**
2. **Giving the Buyer(s) a credit for items, agreeing to the credit in writing, or**
3. **Canceling the Agreement and refunding the Buyer's earnest money or other deposit.**

The parties expressly agree that any deadlines set for Seller to respond to Buyer(s) in the Contract are not applicable. In any case, Seller shall not be responsible for the quality of any repairs which may be required, and Buyer(s) agree to look solely to the person or company performing any such repairs. Buyers agree to promptly inspect any repairs following notice from Seller that the repairs have been completed. If repairs are performed, credit is given (including without limitation, a closing cost/prepaid credit agreed to after inspections are performed), or price reduced in response to inspection issues, Buyer(s) agree to sign a general release and hold harmless with respect to the condition of the property. If Buyer and Seller cannot agree on the amount of the credit, Seller may elect Option 3 above and cancel the Agreement. If Buyer and Seller agree to a credit, Buyer is responsible for ensuring that Buyer's lender will allow such credit. In the event that Buyer's lender does not permit all or any part of a credit, Seller is under no obligation to provide buyer a credit to the extent not approved. Nor will Seller be obliged to pay any such credit outside of closing.

In order for the Buyer(s) to verify that the property is in the same physical condition, ordinary wear and tear excepted, as at the signing of the Agreement, Buyer(s) have the right to make a final walk-through no later than seventy-two (72) hours prior to scheduled closing and shall inform Seller in writing of any objections within twenty-four (24) hours thereafter.

Closing:
Buyer(s) acknowledge that title to the property may be conveyed by someone other than Seller.

In connection with the purchase of the property, you may need to obtain title insurance and closing services.

In states where the buyer customarily selects the settlement provider and pays for title insurance: We recommend that you use our title company which is listed for your area on the Affiliated Business Arrangement Disclosure Form provided to you along with Cartus' other disclosures. That company has already performed a title search on behalf of the Seller and is knowledgeable with respect to the uniqueness of the relocation process. Please note, however, that you are NOT required to use our title company as a condition for the purchase of this property. If you would like to use a different title agent, please let us know in writing within 10 days. If you do not so inform us within that time, we will interpret your silence as your selection of our title company and place the title order with our title company accordingly.

In states where the seller customarily selects the settlement provider and pays for title insurance: If Seller pays for Buyer's owner's title insurance policy, Seller may choose the title agent to issue such policy. Buyer may elect either to use the same title agent to issue the lender's title insurance policy or to select an alternative title insurer or agent. If Buyer selects an alternative title insurer or agent to issue the lender's title insurance policy, Buyer should contact Seller to confirm the title insurance provider selected in accordance with the previous paragraph; and agrees to schedule the closing at a time and place convenient for Seller's closing representative. In cases where Seller agrees to pay for owner's title insurance policy, Seller does NOT agree to pay for other costs of the closing agent.

The closing of this sale and acceptance of a deed by Buyer(s) shall constitute acknowledgment that the condition of the property and systems contained therein are acceptable and that any repairs performed by or on behalf of Seller are acceptable and deemed to have been performed in a workmanlike manner; and **Seller shall have no further responsibility or obligation concerning the property and/or any repairs performed, and Buyer(s) waive all rights they may have concerning the condition of the property.**

Any and all credits granted by the Seller to the buyer must appear on the closing disclosure/TILA form. Seller shall not have any obligation to grant any credit that does not appear on the closing disclosure/TILA form. Nor shall Seller have any obligation to give any credit to the extent it is not approved by Buyer's lender.

Acceptance:

This Agreement is subject to Seller's approval, which shall be evidenced only by full execution of this Addendum.

Authorization to Disclose Information:

Seller and Buyer authorize any closing attorney, closing agent and/or escrow company to release and disclose any seller's and/or buyer's closing disclosure, settlement statement and/or disbursement summary, or any information therein to the parties to this transaction, the real estate agents and Buyer's lender(s).

Special Provisions:

Notwithstanding anything to the contrary in the attached Agreement:

(a) The Effective Date of the Agreement and this Addendum shall be the date that the Seller signs this Addendum;

(b) Seller's correct, legal name for all purposes related to the Agreement is as shown on the signature line of this Addendum;

(c) All personal property that conveys with the Property is sold "as is", "where is", and has no value;

(d) Any assignment of the Agreement by Buyer (via either an assignment or naming a nominee included but not limited to a Qualified Intermediary) requires Seller's consent, which Seller may withhold in its sole discretion. Even if Seller's consent is given, the Buyer named herein shall remain fully obligated under the Agreement unless and until the Agreement has been fully performed by or on behalf of Buyer;

(e) Seller shall not make any payment related to any closing date delays; and

(f) MLS information/items (for example, but not limited to, square footage, school districts, buyer incentives, inclusions, agent incentives) are not representations or warranties by the Seller and are not part of the Agreement unless expressly stated in the Agreement or this Addendum.

(g) Home automation products, devices, components, electronics, hardware, software, hard drives, computer towers (CPU's), and all home automation or smart home controls and accessories, including but not limited to, smartphones, tablets, apps and applications, routers, wireless routers, wireless networks, "Wi-Fi" technology and equipment, automated or smart lighting controls, wireless or networked doorbells, keyless locks, wireless or networked thermostats, home security systems including cameras and microphones, and automated security lights are excluded unless specifically included in the contract.

(h) Buyer(s) assume all responsibility for transferring administrative and other control for any/all smart home internet connected devices.

(i) Buyer represents that it is not (and if applicable, its owners, officers, directors and employees are not) (i) included on any list maintained by the U.S. government (including the Office of Foreign Assets Control) of persons or entities with whom financial or similar transactions are prohibited; nor (ii) subject to sanctions imposed by the U.S. government. Buyer further

(j) Buyer represents that neither Buyer nor any person providing funds to Buyer (a) is under investigation for any illegal activity, or (b) had any fines or penalties assessed or had funds seized or forfeited under any anti-money laundering laws. Buyer will promptly notify Cartus in the event the representations in this Section are inaccurate, and cooperate with Cartus with respect to any resulting audits or investigations.

(k) **Optional for Buyer**: By initialing on the line below, Buyer hereby authorizes Cartus to disclose Buyer's contact information, including name, address, e-mail address, and/or telephone number to ***Realogy Insurance Agency, Inc***. AKA Anywhere Insurance Agency

__________ __________

(Buyer initials) (Co-Buyer initials)

Phone number: ____________________ **Email:** ____________________

Buyer Date: Seller: **Cartus Financial Corporation** Date:

Co-Buyer Date:

PAGES 6-8 REQUIRED ONLY FOR HOMES LOCATED IN: HI, KS, NC, NY, OK, SC, TN, VA

Cartus File #: **3662812**

Note: If this property is in Hawaii, Kansas, New York, North Carolina, Oklahoma, Tennessee, or Virginia kindly initial the following, as applicable.

Hawaii Provisions:

If the Property is located within the State of Hawaii, the following language is incorporated into this Addendum:

[Buyer(s) please initial here: ________ ________] Buyer(s) hereby acknowledge and recognize that this sale of residential real estate is subject to the provisions of Chapter 508D, Hawaii Revised Statutes, which requires the disclosure of information from the Seller. Since Seller is a non-occupant owner of the Property, and since Seller has acquired the property in a relocation transaction, Seller will provide the Purchaser with disclosure information provided by the previous owner. The Buyer(s) will be requested to waive the provisions of Chapter 508D, Hawaii Revised Statutes, applicable to requiring Seller to provide disclosure, recognizing that Seller has limited or no firsthand knowledge of the premises. The provisions of the said Chapter 508D, Hawaii Revised Statutes, governing the Buyer's right to rescind this transaction shall continue to apply to this transaction.

Kansas Provisions:

If the Property is located within the State of Kansas, the following language is incorporated into this Addendum:

[Buyer(s) please initial here: ________ ________] Buyer(s) acknowledge that neither Seller nor Seller's agent has made any warranties or representations as to the condition of the premises or contents thereof and that they are not relying on any such warranty or representation as a condition to purchase except as specifically set forth in writing, fully executed by all parties, and set forth herein or attached hereto. Buyer(s) acknowledge that the price reflects the condition of the premises, and all appliances, subject to any inspections specified in this Agreement.

The closing of this sale and acceptance of the deed by the Buyer(s) shall constitute acknowledgment that the premises and systems therein are acceptable.

New York Provisions:

If the Property is located within the State of New York, the following language is incorporated into this Addendum:

[Buyer(s) please initial here: ________ ________**]** If the Property is located in the state of New York, the Property will be conveyed by a Bargain and Sale Deed with Covenants against Grantor's Acts.

North Carolina Provisions:

If the Property is located within the State of North Carolina, the following language is incorporated into this Addendum:

[Buyer(s) please initial here: ________ ________]

Changes to North Carolina Offer to Purchase and Contract (the "Contract"):

1. Section 1 (j) is deleted in its entirety and replaced with: "(j) **"Due Diligence Period"**. The period beginning on the Effective Date and extending through 5:00 p.m. on the tenth (10th) day thereafter. ***TIME BEING OF THE ESSENCE*** with regard to said date."

2. The following are added to Section 4 of the Contract:

   a. Section 4 (a): Seller agrees to a 25 day extension of the Due Diligence Period for Loan qualification only. If Buyer is proceeding in good faith to obtain the Loan, but cannot meet the period as extended, Buyer may seek a further extension from Seller. Any further extension shall be at Seller's sole discretion and must be approved in writing by Seller.
   b. Section 4 (b)(iv): Seller agrees to a 20 day extension of the Due Diligence Period for Appraisal only. If Buyer is proceeding in good faith to obtain the Appraisal, but cannot meet the period as extended, Buyer may seek a further extension from Seller. Any further extension shall be at Seller's sole discretion and must be approved in writing by Seller.

   c. Section 4 (g): Buyer's right to terminate during the extension period for Section 4 (a) shall apply only if Buyer fails to qualify for the Loan in accordance with the provisions of Section 5. Buyer shall not have any right to terminate during the extension period for Section 4 (b) (iv).

3. Section 7 (a) of the Contract is amended to provide that Seller either is not yet the owner or has owned the property for less than one year and that the Property is NOT the Seller's residence.

4. Section 7 (d) of the Contract is amended to provide that Seller is listing Fuel Tank(s)/Fuel information from the current listing agreement. Buyer should conduct Buyer's own due diligence with respect to such items. Seller does not represent or warrant that the information in Section 7 (d) of the Contract is correct.

5. Section 8 (g) of the Contract is deleted in its entirety and replaced with:

   Seller is to convey Title by General Warranty Deed or Lease Assignment (as appropriate) and provide Buyer with a Commitment to Insure the Title. The Commitment to Insure shall be provided by the Settlement Agent or the Seller and underwritten by a title insurance company qualified to do and doing business in North Carolina. Seller shall, prior to or at closing, satisfy all outstanding mortgages, deeds of trust and special liens affecting the subject property which are not specifically assumed by Buyer herein. Title shall be good and marketable, subject only to the following items recorded in the public records of said County: easements without encroachments, applicable zoning ordinances, protective covenants and restrictions, articles of incorporation, bylaws, rules and regulations and prior mineral reservations; otherwise Buyer, at his option, may either (a) if defects cannot be cured by the designated closing date, cancel this contract, in which case all earnest money deposited shall be returned, (b) accept title as is, or (c) if the defects are of such character that they can be remedied by legal action within a reasonable time, permit Seller such reasonable time to perform curative work at Seller's expense. In the event that the curative work is performed by Seller, the time specified herein for closing of this sale shall be extended for a reasonable period if necessary for such action.

6. Section 23 (b) is deleted in its entirety and replaced with: (b) **Breach by Seller:** In the event of material breach of the Contract by Seller may, as Buyer's sole and exclusive remedy elect to terminate this Contract and shall be entitled to return of both the Earnest Money and Due Diligence Fee (if any).
7. The list of included fixtures in Section 2 will include the listed items only if they are permanently affixed to the Property, i.e. a free standing basketball hoop is not included.

Oklahoma Provisions:

If the Property is located within the State of Oklahoma, the following language is incorporated into this Addendum:

[Buyer(s) please initial here: __________ __________]

Changes to Oklahoma Purchase and Sale Agreement (the "Agreement"):

1. Section 7.C. and 7.D. of the Contract are deleted in their entirety.

If for any reason, closing is not held at Seller's closing agent and/or if title insurance is not placed through Seller's closing agent, Buyer agrees to pay Seller's closing agent's incremental hourly fees to co-ordinate the closing; and Buyer agrees that the closing will be held at a time and place convenient for Seller's closing agent.

South Carolina Provisions:

If the Property is located within the State of South Carolina, the following language is incorporated into this Addendum:

[Buyer(s) please initial here: ____________ ____________]

Changes to South Carolina Agreement/Contract: To Buy and Sell Real Estate (Residential):

1. The instructions, the first, second, third and last paragraphs of Section 8 are deleted in their entirety, so that Section 8 begins with the paragraph that starts with: "The DUE DILIGENCE PERIOD begins upon the Effective Date and shall expire...".
2. The Due Diligence Period shall be 10 days from the Effective Date.
3. The Termination Fee shall be $0.00.

Tennessee Provisions:

If the Property is located within the State of Tennessee, the following language is incorporated into this Addendum:

[Buyer(s) please initial here: __________ __________]

Changes to Tennessee Purchase and Sale Agreement (the "Agreement"):

a. The following replaces Section 4. D. of the Agreement: Seller shall not pay for any special assessments unless listed here: ____________________________________.

a. The remedies specified in the last sentence of Section 5. A. (2) shall be Buyer's sole remedy in case of failure to remedy title defects by the Closing Date or any mutually agreed extension thereof.

b. Seller's obligations pursuant to Section 7. A. to have items operational for Buyer's inspections are subject to any applicable seasonality restrictions.

c. Section 12 is amended to provide that in case of Seller default, Buyer shall be entitled to recover Buyer's Earnest Money/Trust Money and documented, reasonable costs in connection with the Home (inspection, mortgage application and other fees, but not any indirect or consequential damages) as Buyer's sole remedy.

Virginia Provisions:

If the Property is located within the State of Virginia, the following language is incorporated into this Addendum:

[Buyer(s) please initial here: __________ __________]

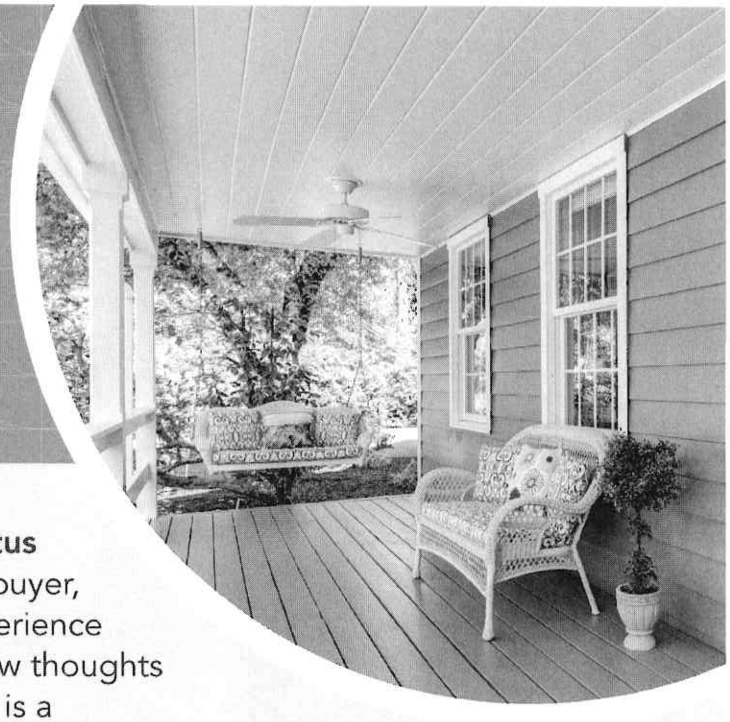
1. If financing is to be arranged then this Contract is contingent upon such financing or approval. If financing contingency has not been satisfied by the "Financing Deadline" established in the Contract, Seller at Seller's option may give Notice to Buyer(s) that the Contract will become void. If Seller Delivers such Notice, this Contract will become void at 9 p.m. on the third Day following Delivery of Seller's Notice unless, prior to that date and time, Buyer(s) Delivers to Seller the written commitment or a Notice removing this contingency and evidence of the availability of funds necessary to settle without such financing.

The Contract will become void if, prior to satisfaction of this contingency, Buyer(s) receives a written rejection from the lender or lenders to whom the Buyer(s) has applied and Delivers a copy of the written rejection to Seller on or before the “Financing Deadline” established in the Contract.

2. In the event of any claim or demand by Buyer(s), as a result of Buyer's inspection(s), the parties expressly agree that any “Negotiation Period(s)” for Seller to respond to Buyer(s) in the Contract are not applicable.

cartus

our commitment to you



Congratulations! You've made an offer on a Cartus relocation property. We're glad to have you as a buyer, and we want to make certain that your buying experience is as smooth and as easy as possible. Here are a few thoughts to help make sure that the trip to the closing table is a comfortable one.

Cartus is a long-time relocation industry leader, and our parent company, Anywhere Real Estate Inc., is home to some of the world's leading real estate brokerage brands and service businesses. We know real estate, and we know home sale.

With nearly 70 years of experience in real estate, you can be assured that we are taking every step possible to make sure that all requirements have been met and no issues have been left unexplored. Most Cartus homes are already "market ready": title issues have been resolved, the house is clean and has been inspected, and any identified defects have been repaired.

what's different about a relocation transaction

While there's no difference in the types of information you'll need to supply for the home purchase, some of the forms are specific to Cartus and may contain more detail. Your agent will have all of the information about our forms and process. And, because we represent another party and may need to obtain approvals from them, there may be times when negotiations and answers to questions take just a little longer than expected. Please know that we are working diligently behind the scenes to get information to your agent as quickly as possible. Remember: as is normal and customary when buying a home, your agent represents you in the transaction and should be used as your primary resource to address any questions or concerns you may have.

However, if you feel the need to contact us directly, please know that we are available to assist you with any unresolved concerns. Email us at customerinquiries@cartus.com at any time.

our commitment: we want to sell the home to you just as much as you want to buy it!

And because we want all parties involved to be happy with the outcome, that means doing it right. Elements of the home-sale process, such as inspections, repairs, and negotiations, can be complex and often nerve-wracking. Your lender might even want us to provide some of the paperwork unique to our procedures, and we are happy to work with them so they can process your new home mortgage. Our business is selling homes, and we are dedicated to handling each sale 100% properly so that you will be able to feel excited about moving in—and moving forward—to a new phase of your life.

We encourage you to learn more about our company by visiting our website at cartus.com, or by reading the Cartus Blog, where our employees and guest contributors write about the many facets of relocation.

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