



BUYER AND OFFER INFORMATION

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

PROPERTY INFORMATION:

Date: _____

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

Property Address: _____

Listing Agent: _____ Phone Number: _____

Company: _____ Fax Number: _____

Selling Agent: _____ Phone Number: _____

Company: _____ Fax Number: _____

BUYER INFORMATION:

Buyer: _____ Employer: _____ Number Of Years: _____

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

Reason For Move: _____

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

Previous Home Sold? _____ When? _____ Closed? _____

(With an offer contingent upon the closing of buyer's current home, provide a copy of agreement with secondary buyer and evidence of their loan approval)

MORTGAGE INFORMATION:

Mortgage Lender Name: _____ Lender Contact & Phone: _____

(Attach Pre-Qualification/Pre-Approval Letter)

OFFER DETAILS:

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

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

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

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

Other Information for Consideration:



This Page is for Information Purposes Only

Rider To Purchase **Agreement**

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

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

COMPLETE, SIGN AND RETURN WITH PURCHASE AGREEMENT:

BGRS Relocation Inc.
 Noreen King
 150 HARVESTER DRIVE SUITE 201
 BURR RIDGE, IL 60527

RIDER TO PURCHASE AGREEMENT

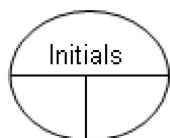
This Rider to Purchase Agreement ("Rider") is attached to and incorporated in the Purchase Agreement ("Agreement") between BGRS Relocation Inc., as "Seller" and _____ ("Buyer") with respect to the land, buildings, improvements and contents (e.g., fixtures, appliances, etc.) located at: 15 Longwood Dr, Youngsville, NC 27596-7604 (the "Property"). In the event of any conflict between the provisions of this Rider and the Agreement, this Rider shall control.



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

<u>Type of Test/Inspection</u>	<u>Inspection Company Name</u>
N/A	N/A

Buyer initials:



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

Disclosure Statements

Homeowner's Disclosure Statement

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

HOA/CCR Documents

Natural Hazards Disclosure Statement (California only)

Lead Based Paint Disclosure*

Date3/18/20254/10/2025NANANA3/18/2025

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

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

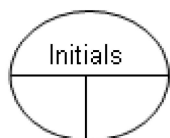
At closing Buyer shall execute a Disclosure Acknowledgement confirming that Buyer had the opportunity to review and investigate the matters in the Disclosure Documents. Buyer's closing of the transaction described in the Agreement and this Rider constitutes Buyer's acceptance of the Property and satisfaction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

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

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

Unless specifically noted in the Disclosure Documents, Seller has no knowledge concerning the presence of radon gas, asbestos or other toxic or hazardous substances in the Property. However,

Buyer initials:



Buyer shall not interpret Seller's lack of knowledge as a representation that the Property is free of radon gas, asbestos or other toxic or hazardous substances.

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

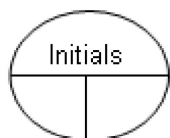
Any and all inspections and tests conducted on Buyer's behalf, and any defects discovered, must be reported to Seller or Seller's agent in writing, accompanied by a complete copy of the Buyer's reports, no later than 5:00 p.m. on the seventh (7th) day after the date Seller signs the Rider except that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

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

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

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

Buyer initials:



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

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

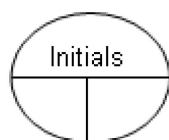
Seller will not provide a policy of title insurance to Buyer at Seller's expense unless the Property is in a jurisdiction where it is customary for a seller of residential property to do so and, in that event, Seller reserves the right to select a title insurer/agent.

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

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

8. **Tax and Other Prorations:** Except as otherwise provided herein, prorations for "Taxes" (defined as general or "ad valorem" property taxes, supplemental and special taxes, and personal property taxes) will be calculated in accordance with local custom and based upon the most recent ascertainable full year tax bill provided as of the day of closing by the local tax collector, assessor or other applicable authority; provided, however, properties located in Illinois will be prorated at a rate of 105% of the most recent available written tax bill unless otherwise agreed by Seller. Buyer assumes all obligations for Taxes (including, without limitation, reassessments) and other charges for the Property after closing.

Buyer initials:



The proration for the day of closing shall be charged to Buyer. Settlement is final. **SELLER WILL MAKE NO ADJUSTMENTS OR REPRORATIONS WHATSOEVER AFTER CLOSING.** This provision shall survive delivery of the deed and the closing.

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

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

The closing of the sale of the Property shall be facilitated through, the following closing agency (firm name):] _____

whose address is: _____

Telephone No.: _____ Fax No.: _____

Local Closing/Settlement Contact: _____

➡ The closing shall occur on or before: _____

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

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

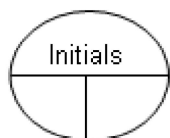
The listing real estate agency is: ALLEN TATE REAL ESTATE LLC. The listing broker (or agent) is: Keela Shumard

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

Special Instructions:

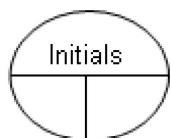
10. **Possession:** Possession shall be given to the Buyer at closing and funding. Buyer may not alter the Property, store anything on/in the Property, occupy, or otherwise use the Property prior to closing.
11. **Dispute Resolution:** Notwithstanding anything contained in the Agreement to the contrary, except as may otherwise be required by state law, Seller expressly rejects all mediation, arbitration and other alternative dispute resolution procedures. Any provisions in the Agreement requiring such procedures are void and of no effect.

Buyer initials:



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

Buyer initials:



the purchase price or otherwise. Buyer acknowledges reliance solely on Buyer's inspection of the Property. Accordingly, Buyer waives all of Buyer's rights in connection with the condition of the Property, and Buyer hereby relieves and releases Seller from any and all liability in connection with the condition of the Property, including particularly any and all liability for any claim or cause of action for redhibition or for reduction of the purchase price or otherwise pursuant to Louisiana law. Buyer expressly waives all rights in redhibition and reduction of the purchase price or otherwise pursuant to Louisiana law. Buyer further acknowledges and agrees that Buyer has not relied on Seller's skills or judgment in selecting the Property. Buyer acknowledges and understands that Louisiana redhibition law enables Buyer to hold Seller responsible for any undeclared latent defects in the Property existing on the date of the Act of Sale and to either rescind the sale or seek a reduction of the purchase price, and Buyer hereby specifically waives such rights. As used in this provision, "Act of Sale" refers to the closing of title.

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

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

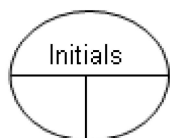
A general release does not extend to claims which the creditor does not know or suspect to exist in his/her favor at the time of executing the release, which if known by him must have materially affected his/her settlement with the debtor.

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

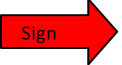
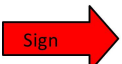
21. **For COOPERATIVE APARTMENTS Only:** In the case of a cooperative apartment, Buyer's acknowledgement of disclaimers of any and all representations, statements, guarantees, and warranties by Seller including, but not limited to, acknowledgements set forth in section 2, above, specifically include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

23. **Additional Provisions:**

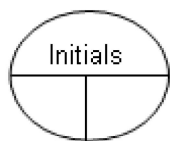
Buyer initials:



Seller: BGRS Relocation Inc.

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

Buyer initials:





This Page is for Information Purposes Only

Buyer to Initial Each
Page of The
Documents Included
in this Package

Please make sure all pages of the following have been initialed and are submitted with the offer package to BGRS.

COMPLETE, SIGN AND RETURN TO:

BGRS Relocation Inc.
Noreen King
Email: Noreen.King@sirva.com

HOMEOWNER DISCLOSURE STATEMENT

NOTE: If this document isn't completed correctly or in its entirety, you will be asked to address any omissions or errors which may delay your relocation.

INSTRUCTIONS	
•	Answer every question on this form to the best of your knowledge and return it within five (5) working days.
•	Select "Other" and indicate "unknown" if you have no knowledge regarding the type of a specific component/system.
•	Check "NA" if a component/system does not exist.
•	Explain any "Yes" answers in comments area for each section and provide repair receipts and/or warranties as applicable.
•	Attach additional pages as necessary if more space is required for comments.
•	Attach supporting documentation as indicated in Section 12.
•	Document is initialed at bottom of each page as follows: – Customer and spouse/partner initial as Seller. – BGRS associate initials as BGRS. – Resale Buyer(s) initial(s).

1. PROPERTY IDENTIFICATION		
Customer name	Lizbeth Simonds	"The Seller"
Spouse	Brian Simonds	"The Seller"
Other('s) on title		"The Seller"
Property address	15 Longwood Dr Youngsville, NC 27596-7604 USA	"The Property"

In connection with my relocation, I/we make the following disclosures to the best of my/our knowledge regarding the Property. I/We further understand and acknowledge the importance of BGRS Relocation Inc. ("BGRS")s timely receipt of the information in this disclosure; and that my/our delay in returning this Disclosure to BGRS may adversely impact the purchase of the property by BGRS and sale of the property by BGRS to a third party.

2. GENERAL PROPERTY INFORMATION			
•	Select the choices below that pertain to the Property.		
•	Select "Other" and indicate "unknown" if you have no knowledge regarding the type of a specific component/system.		
Age of Property:	2001	Date purchased:	8/30/2022
Property Type			
☐	Condominium	☐	Co-operative apartment
☒	Single family	☐	Mobile/manufactured home
Other:			

Seller initials LS BS

BGRS initials NK

Resale Buyer initials

Lizbeth Simonds

File #: 8670206

Is Property currently occupied?	Yes	☒	No	If vacant, for how long:
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2. GENERAL PROPERTY INFORMATION Continued									
Air conditioner(s)									
None		☒		Central air		Ductless home air system			
Window unit		How many units: <u>2</u>							
Detectors									
None		☒		Smoke- how many: <u>6</u>					
Carbon-monoxide (CO)- how many:				Combo CO and Smoke- how many:					
Fireplace									
None		Decorative- how many:							
☒		Gas- how many: <u>1</u>		Wood burning- how many:					
Heating system									
☒		Electric		☒		Heat pump		Windmill	
		Geothermal				Solar pump		☒	
		Other:				LP gas		Oil	
If Oil or LP Gas, is tank:						Above ground		In ground	
Date tank last serviced?				Any maintenance plan?		Yes		No <u>N/A</u>	
If LP or natural gas applies, is there corrugated stainless steel tubing?						Yes		☒	
Land									
☒		No abnormalities				Sink hole(s)		Expansive soil	
		Landfill				Fault Rupture		Hazard zone	
		Mineral rights leased				Mineral rights owned		Mineral rights unknown	
		Other:							
Plumbing									
☒		Copper				Lead		☒	
☒		Kitec/Pex				Polybutylene		Other:	
Roof/Age of roof:									
☒		Asphalt - <u>New 2017</u>				Metal		Tile	
		Composition				Slate		Wood shingle	
		Other:							
Siding									
		Aluminum				Hardie board		Stucco	
		Brick				Wood		Synthetic stucco	
		Composite board				Mfg. stone veneer		☒	
		Other:							
Solar Energy									
☒		None				Leased		Owned	
						Full		Partial	
Swimming pool									
☒		None				In ground		Above ground	
		Is pool heated?				Yes		No	
Spa-jacuzzi or hot tub									

Seller initials LS 18BGRS initials NK BGRS Relocation Inc. Resale Buyer initials 1

This document is being given for informational purposes only. It represents the opinion of the individual or firm who prepared it. The seller makes no representations as to the accuracy of the information given. If you have any questions it is suggested that you consult your attorney.

None		In ground		☒ Above ground	
Water supply					
City		☒ Private well		Shared well	
Sewage					
City		☒ Septic		Other:	
3.	GENERAL HOME COMPONENTS/SYSTEMS				
	- Are you aware of current defects, malfunctions, problems or previous repairs to any of the following? - Check "NA" if a component/system does not exist. - Explain any "Yes" answers in comments area below and provide repair receipts and/or warranties as applicable. - Attach additional pages as necessary if more space is required for comments.				
	a)	Air conditioner			
	b)	Basement (indicate type below)			
		Slab/Not Applicable	Unfinished		
		Partially finished	Fully finished		
	c)	Chimney(s)	How many:		
	d)	Ceilings			
	e)	Ceiling fans	How many: 6		
	f)	Central Vacuum			
	g)	Crawlspace			
	h)	Electrical			
	i)	Fireplace(s)			
	j)	Floors			
	k)	Garage door opener(s)	How many remotes: 3		
	l)	Heating			
	m)	Irrigation/Underground sprinkler system			
	n)	Plumbing including fixtures			
	o)	Roof			
	p)	Sauna			
	q)	Security System			
	r)	Septic-cesspool including leach field-lines			
	s)	If yes to p), date septic last serviced:			
	t)	If yes to p), date septic last inspected:			
	u)	Sewer (water back up, water main breaks, tree roots, etc.)			
	w)	Swimming pool including pool equipment and any heater			
	x)	If yes to w), describe safety features (eg. mesh fence, door / pool alarm):			
	y)	Solar Panels			
	z)	Spa-jacuzzi or hot tub			
	aa)	Sump pump including battery back up			
	bb)	Water filtration system			
	cc)	Water softener			
	dd)	Water supply			
	ee)	Windows			

Seller initials LS, S

BGRS initials N.K.

Resale Buyer initials /

BGRS Relocation Inc.

Comments:

4.	HOME IMPROVEMENTS/REPAIRS			
	- Indicate in comment section below whether repairs or other alterations were in response to a defect. - Explain any "Yes" answers in comments area below and provide repair receipts and/or warranties as applicable. - Attach additional pages as necessary if more space is required for comments.		Yes	No
	a)	Are you aware of any structural additions, changes or repairs made to the Property by the former owners without all proper permits and government approval?		X
	b)	Have you made any additions, structural modifications, repairs or other alterations to the Property? If yes, answer (i-iv.) below:		X
	i.	Were permits required?		
	ii.	Were permits obtained and closed?		
	iii.	If applicable, was ACC/HOA approval required?		
	iv.	If applicable, was ACC/HOA approval obtained?		
	c)	Is there any evidence of, or has the Property been treated for, or repaired due to termite, pest or rodent infestation?		X
	Comments:			

5.	PROPERTY BOUNDARIES			
	- Explain any "Yes" answers in comments area below and provide repair receipts and/or warranties as applicable. - Attach additional pages as necessary if more space is required for comments.		Yes	No
	a)	Have you ever received or had a survey made of the Property?		X
	b)	Are there any common walls, party walls, retaining walls, sea walls, fences or patios on the Property or adjacent property, where use or maintenance is shared?		X
	c)	Are there any driveways or private roads where use or maintenance is shared?		X
	d)	Are you aware of any easements, encroachments, overlaps, boundary or lot line disputes (recorded or not) that affect the Property?		X
	e)	Are there any zoning violations, non-conforming units, violation of set -back requirements, boundary disputes, etc.?		X
		Is your interest in or ability to convey marketable title to the Property affected by		X

Seller initials LA718

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Resale Buyer initials /

f) any of the above?		
Comments:		

6.	DRAINAGE/WATER		
	- Explain any "Yes" answers in comments area below and provide repair receipts and/or warranties as applicable. - Attach additional pages as necessary if more space is required for comments.	Yes	No
a)	Have there ever been any issues with dampness, drainage, grading, standing water, water damage or flooding in or about the Property?		X
b)	Are you aware of any properties adjacent to the Property that have/have had any issues with drainage, grading, standing water?		X
c)	Is the Property located in a designated flood zone by FEMA that requires flood insurance?		X
Comments:			

7.	LAND/FOUNDATION		
	- Explain any "Yes" answers in comments area below and provide repair receipts and/or warranties as applicable. - Attach additional pages as necessary if more space is required for comments.	Yes	No
a)	Have any of the following ever occurred on the Property or in your community: movement, settling or sliding issues?		X
b)	Are there cracks, tilting or settling of any exterior walls, interior walls, ceilings, floors, foundation or basement?		X
c)	Has there been any damage to the Property or any of the structures from fire, earthquake, hurricanes, tornadoes, floods, landslides, etc.?		X
d)	Are there past or present problems with driveways, walkways, patio, seawalls, fences, retaining walls on or adjacent to the Property?		X
Comments:			

Seller initials LSI JS BGRS initials NK BGRS Relocation Inc. Resale Buyer initials I

8. NEIGHBORHOOD	- Answer "yes" if neighborhood conditions are either present or proposed. - Explain any "Yes" answers in comments area below and provide repair receipts and/or warranties as applicable. - Attach additional pages as necessary if more space is required for comments.	Yes	No
a)	Is there any unusual noise from any source that affects the Property? (Airplanes, highway, trains, hospital zone)		X
b)	Is the Property located near any recreational facility? (Community park, baseball field, golf course, etc.)		X
c)	Is the Property located near any unusual business? (Correctional facility, gun range, private or municipal dump, junkyard or toxic disposal site etc.)		X
d)	Is the Property located near any retaining pond or other water source?		X
Comments:			

9. HAZARDOUS SUBSTANCES	- Explain any "Yes" answers in comments area below and provide repair receipts and/or warranties as applicable. - Attach additional pages as necessary if more space is required for comments.	Yes	No
a)	Does the Property now, or has it ever contained, any toxic substances to include but not limited to asbestos, lead paint, mold, radon gas, urea-formaldehyde foam Insulation (UFFI), formaldehyde flooring or adhesive, corrosive/Chinese drywall or Chinese made laminate flooring?		X
b)	Does the Property contain an inactive/abandoned home heating oil or LP gas tank? <i>If yes answer question (i.) below.</i>		X
i.	Date storage tank abandoned?		
Comments:			

Seller initials LAS / S

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Resale Buyer initials J

10. HOMEOWNER'S OR CONDOMINIUM ASSOCIATION		
- Explain any "Yes" answers in comments area below and provide repair receipts and/or warranties as applicable. - Attach additional pages as necessary if more space is required for comments.	Yes	No
a) Are there any common areas not managed by a use and maintenance agreement? (roofs, walls, driveways, roadways, walkways, wells or other jointly-owned areas)		X
b) Is there a Homeowner or condominium association pertaining to the Property? <i>If yes, answer questions (i-vii) below.</i>		X
i. Is the Home owner or condominium association voluntary?		
ii. Is the Home owner or condominium association mandatory?		
iii. Does the association collect dues?		
iv. Is the association solvent (financially stable)?		
v. Does the association have first right of refusal for sale?		
vi. Any special assessments whether actual, pending or proposed?		
vii. Any lawsuits by or against the association?		
Comments:		

11. MISCELLANEOUS		
- Answer yes if any of the following are anticipated, existing, pending or proposed. - Explain any "Yes" answers in comments area below and provide repair receipts and/or warranties as applicable. - Attach additional pages as necessary if more space is required for comments.	Yes	No
a) Do you know of any facts, conditions/circumstances that may affect any of the following pertaining to the Property: marketability, value, beneficial use or desirability?		X
b) Are there any tax increases, bonds or special assessments by any governmental authority?		X
c) Is there any legal action that could affect your interest in the property? (demands,		X

Seller initials WJ / D

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Resale Buyer initials /

Lizbeth Simonds
File #: 8670206

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

12.	SUPPORTING DOCUMENTATION CHECKLIST	Attached	NA
	- Check as "Attached" any/all of the following reports/documentation obtained during your ownership or purchase of the Property that you are including with this disclosure. - Check NA if you do not have a particular report/documentation.		
a)	Building permits	X	
b)	Certificate of Occupancy		X
c)	Defective construction claim reports		X
d)	Disclosure statements provided at the time of your purchase of the Property		X
e)	Homeowners (HOA)/Condo Association Documents		X
i.	Articles		
ii.	Assessment statements		
iii.	By-laws		
iv.	Conditions, covenants & restrictions (CC&Rs)		
v.	Financial statements		
vi.	Written approval for modifications to the Property		
f)	Inspection reports		X
i.	Engineering		
ii.	Home		
iii.	Indoor air quality (i.e. mold, pet dander)		
iv.	Radon		
v.	Pest/termite		
vi.	Septic		
vii.	Soil		
viii.	Stucco		
ix.	Structural		
x.	Other:		
xi.	Other:		

Seller initials LD / S

BGRS initials N.K.
BGRS Relocation Inc.

Resale Buyer initials I

Lizbeth Simonds
File #: 8670206

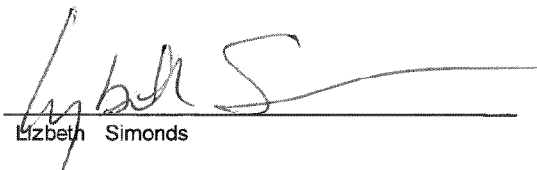
g)	Property survey		X
h)	Repair Receipts		X
	i. If attached, how many receipts:		
h)	Underground storage tank abandonment		X
i)	Warranties or maintenance contracts		X
	i. Pest/termite		
	ii. Radon		
	iii. Driveway maintenance or shared agreement		
	iv. Other:		
	v. Other:		

STATE DISCLOSURES – Some states require sellers to complete a specific disclosure form. If your state requires a specific seller's disclosure, you must provide a completed disclosure to BGRS Relocation Inc. ("BGRS"). If you have previously completed a seller's disclosure for your real estate broker, you must provide a legible copy of the seller's disclosure to BGRS. The seller's disclosure prepared for your real estate broker (if completed within the last 90 days) may be submitted in lieu of completing a new state required seller's disclosure. Unless allowed by your Employer's relocation policy providing the state disclosure is in addition to, and not in lieu of, providing this Homeowner Disclosure Statement.

SELLER SIGNATURES – The undersigned ("Homeowners") acknowledge this Homeowner Disclosure Statement is incorporated by reference in the Contract of Sale with BGRS. Homeowners further acknowledge and understand (a) that BGRS may rely on the statements made, and (b) certify that the information is true and correct to the best of my/our knowledge as of the date indicated below. Homeowners acknowledge that BGRS and any agents or subagents appointed by them will disclose the above information and provide a copy of this Homeowner Disclosure Statement to prospective buyers. Homeowners acknowledge that failure to disclose a defective condition may entitle BGRS to cancel an offer to purchase.

If, after having completed this Homeowner Disclosure Statement and any other disclosures required to be provided, you subsequently discover the existence of any defect or condition required to be disclosed, you are under a continuing obligation to supplement your disclosures to include such defect and/or condition. This obligation will continue until the date BGRS executes a Contract of Sale with you or you vacate the Property, whichever is later.

Date: 3-18/20


Lizbeth Simonds

Seller initials JS / 8 BGRS initials NK Resale Buyer initials /

Date: 3-18-2025



Brian Simonds

Lizbeth Simonds
File #: 8670206

Seller initials AS / S

BGRS initials N.K.
BGRS Relocation Inc. Resale Buyer initials _____

Franklin County Building Permit



Franklin County
127 S Bickett Blvd. Louisburg, NC 27549
Phone (919) 496-2281
www.franklincountync.gov

Applicant: Simonds Brian

Location: 15 LONGWOOD DRYOUNGSVILLE, NC 27596

Residential Deck/Porch/Ramp

Permit Type: Residential Deck/Porch/Ramp

Permit #: I-22-2984

Location: 15 LONGWOOD DR
YOUNGSVILLE, NC 27596

Parcel ID #: 034288

Description of Work: Building a deck and installing
electric for installation of hot tub
Electrical subcontractor- Owner

Total Estimated Cost: 1,400

of Floors:

Heated Square Footage:

Total Square Footage:

Subdivision: WOODCROFT LOT

Type:

Year:

Model:

Dimensions:

PROPERTY OWNER INFORMATION

Owner: ALSTON CHAUNCEY BROOKS

Address: 15 LONGWOOD DR YOUNGSVILLE, NC 27596

Phone:

Email:

GENERAL CONTRACTOR INFORMATION

Name:

License #:

Address: ,

Phone:

Email:

SETUP CONTRACTOR INFORMATION

Name:

License #:

Address: ,

Phone:

Email:

ZONING INFORMATION

Zoning: R-30

County Water:

County Sewer:

Front Setback: 30

Rear Setback: 25

Left Setback: 10

Right Setback: 10

Notes: approval will be for deck with approximate proposed setbacks:

80' right (near fence)

90' side left (off Sid Mitchell)

150'- rear

120' front (from long wood)

SUBCONTRACTOR(S)

Type
Electrical
Plumbing
Mechanical
Fire Alarm

Name

This permit becomes null and void if work or construction authorized has not been inspected within 6 months or if construction or work is suspended, or abandoned for a period of 12 months at any time after work is started.
I hereby certify that I have read and examined this document and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other State and local law regulating construction or the performance of construction. Any false statement or misrepresentation as to the material fact in the application or plans on which the permit or approval was based.

This document is being given for informational purposes only. It represents the opinion of the individual or firm who prepared it. The seller makes no representations as to the accuracy of the information given. If you have any questions it is suggested that you consult your attorney.

INITIALS

Issued to: Brian Simonds

Location: 15 LONGWOOD DR , YOUNGSVILLE 27596

Permit #: I-22-2984



Franklin County
127 S Bickett Blvd.
Louisburg, NC 27549
Phone (919) 496-2281
www.franklincountync.gov

Franklin County Planning and Inspections

Certificate of Occupancy/Compliance

This is to certify that a Certificate of Occupancy/Compliance has been issued to:

Brian Simonds

As required by North Carolina General Statue 153A-363.

Permission is hereby granted to use of occupy:

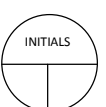
Address: 15 LONGWOOD DR YOUNGSVILLE, NC 27596

Conditions at the time of Occupancy:

Date: December 30, 2022

Building Inspector:

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Lizbeth Simonds
File #: 8670206

Sign and return to:

BGRS Relocation Inc.
Noreen King
Email: Noreen.King@sirva.com

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

Property address: 15 Longwood Dr
Youngsville, NC 27596-7604

I/WE, THE OWNER(S) OF THE PROPERTY LISTED ABOVE, DECLARE THAT THE PROPERTY WAS CONSTRUCTED ON OR AFTER JANUARY 1, 1978.	
☒ Yes	☐ No
	3-18-25
Seller: Lizbeth Simonds	Date
	3-18-2025
Seller: Brian Simonds	Date

STOP! If the property was constructed on or after January 1, 1978, and you signed in the box above, you are not required to complete the remainder of this document/Disclosure of Information on Lead-Based Paint & Lead-Based Paint Hazards, nor sign on page 2.

LEAD WARNING STATEMENT

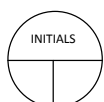
Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (Initial)

_____ (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

 Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

_____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain below).



____ (b) Records and reports available to the seller (check one below):

USP Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

Purchaser's Acknowledgment (Initial)

____ (c) Purchaser has received copies of all information listed above.

N/A (d) Purchaser has received the pamphlet Protect Your Family from Lead in Your Home.

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

____ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (Initial)

____ (f) Agent has informed the seller of the seller's obligations under 42 U.S.C.4582.d and is
N/A aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

Lizbeth Simonds 3-18-25 Brian Simonds 3-18-2025
Seller: Lizbeth Simonds Date Seller: Brian Simonds Date

N/A N/A N/A N/A
Listing Agent Date Selling Agent Date

BGRS Relocation Inc.

By: [Signature] Date 4/1/2025
BGRS Relocation Inc.
Its:



NORTH CAROLINA REAL ESTATE COMMISSION

Residential Property And Owners' Association Disclosure Statement

Protecting the Public Interest in Real Estate Brokerage Transactions

Property Address/Description: 15 Longwood Dr, Youngsville, NC 27596

Owner's Name(s): BGRS Relocation Inc

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 SS

Owner Initials _____

Buyer Initials _____

Owner Initials _____

Created by Jenny Barber with Skyslope® Forms

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REC 4.22
REV 5/24

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			
Foundation ☐ ☐ ☐ ☐	Windows ☐ ☐ ☐ ☐	Attached Garage ☐ ☐ ☐ ☐	
Slab ☐ ☐ ☐ ☐	Doors ☐ ☐ ☐ ☐	Fireplace/Chimney ☐ ☐ ☐ ☐	
Patio ☐ ☐ ☐ ☐	Ceilings ☐ ☐ ☐ ☐	Interior/Exterior Walls ☐ ☐ ☐ ☐	
Floors ☐ ☐ ☐ ☐	Deck ☐ ☐ ☐ ☐	Other: _____ ☐ ☐ ☐ ☐	

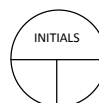
Explanations for questions in Section A (identify the specific question for each explanation):

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: _____			
☐ Baseboard [____ # of bedrooms with units] Year: _____			
☐ Heat Pump [____ # of units] Year: _____			
☐ Other: _____ Year: _____			

Buyer Initials SS Owner Initials _____
 Buyer Initials _____ Owner Initials _____

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REC 4.22
REV 5/24

Yes No NR

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

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

B5. What is the dwelling's fuel source? (Check all that apply)

☐ Electricity ☐ Natural Gas ☐ Solar ☐ Propane ☐ Oil ☐ Other: _____

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

SECTION C. PLUMBING/WATER SUPPLY/SEWER/SEPTIC

Yes No NR

C1. What is the dwelling's water supply source? (Check all that apply)

☐ City/County ☐ Shared well ☐ Community System ☐ Private well ☐ Other: _____

If the dwelling's water supply source is supplied by a private well, identify whether the private well has been tested for: (Check all that apply).

☐ Quality ☐ Pressure ☐ Quantity

If the dwelling's water source is supplied by a private well, what was the date of the last water quality/quantity test? _____

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

☐ Copper ☐ Galvanized ☐ Plastic ☐ Polybutylene ☐ Other: _____

C3. What is the dwelling's water heater fuel source? (Check all that apply; indicate the year of each system manufacture) ☐ Gas: _____ ☐ Electric: _____ ☐ Solar: _____ ☐ Other: _____

C4. What is the dwelling's sewage disposal system? (Check all that apply)

☐ Septic tank with pump ☐ Community system ☐ Septic tank ☐ Drip system
☐ Connected to City/County System ☐ City/County system available ☐ Other: _____

☐ Straight pipe (wastewater does not go into a septic or other sewer system) *Note: Use of this type of system violates State Law.

If the dwelling is serviced by a septic system, how many bedrooms are allowed by the septic system permit? _____ ☐ No Records Available

Date the septic system was last pumped: _____

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

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

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

Buyer Initials SS Owner Initials _____
 Buyer Initials _____ Owner Initials _____

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SECTION D. FIXTURES/APPLIANCES

	Yes	No	NR
D1. Is the dwelling equipped with an elevator system? If yes, when was it last inspected? _____ Date of last maintenance service: _____	☐	☐	☐
D2. Is there a problem, malfunction, or defect with the dwelling's:			
NA Yes No NR			
Attic fan, exhaust fan, ceiling fan	☐	☐	☐
Elevator system or component	☐	☐	☐
Appliances to be conveyed	☐	☐	☐
NA Yes No NR			
Irrigation system	☐	☐	☐
Pool/hot tub /spa	☐	☐	☐
TV cable wiring or satellite dish	☐	☐	☐
NA Yes No NR			
Sump pump	☐	☐	☐
Gas logs	☐	☐	☐
Central vacuum	☐	☐	☐
NA Yes No NR			
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 SS Owner Initials _____
 Buyer Initials _____ Owner Initials _____

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

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

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

SECTION G. MISCELLANEOUS

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

Buyer Initials SS Owner Initials _____
 Buyer Initials _____ Owner Initials _____

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SECTION H. OWNERS' ASSOCIATION DISCLOSURE

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

Yes No NR

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

☐ ☐ ☐

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

a. (specify name) _____ 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: _____ Date _____

Owner Signature: _____ Date _____

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

Buyer Signature: Steve Schneider BGRS Relocation Inc. Date 4/10/2025

Buyer Signature: _____ Date _____

This document is being given for informational purposes only. It represents the opinion of the individual or firm who prepared it. The seller makes no representations as to the accuracy of the information given. If you have any questions it is suggested that you consult your attorney.





This Page is for Information Purposes Only

Buyer to Initial Each
Page of the Documents
Beyond this Page and
Sign Where Indicated

Please make sure all pages of the following have been initialed and signed where indicated then submitted with the offer package to BGRS.

BUYER'S AGENT – READ THIS FORM!



Transferee ID: 8670206

Addendum to Purchase Agreement – Closing Agent Selection Agreement

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

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

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

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

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

IMPORTANT NOTICE OF BUYER'S AGREEMENT

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

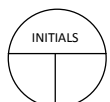
BUYER FULLY UNDERSTANDS THAT BUYER IS *NOT REQUIRED TO PURCHASE TITLE INSURANCE FROM THE TITLE AND/OR ESCROW AND CLOSING COMPANY PROPOSED BY SELLER AS A CONDITION OF BUYING THIS PROPERTY.* OTHER COMPANIES EXIST THAT CAN PROVIDE THE SAME OR SIMILAR SERVICES. ANY PRE-POPULATED TERMS HEREIN CAN BE CHANGED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

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

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

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

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



BUYER'S AGENT – READ THIS FORM!

Title insurance, closing and escrow charges will be paid by the parties in accordance with the normal and customary split of charges for the area, or as specified in the Purchase Agreement for the Property referenced below. Any additional title exams including those required by Buyer's lender (other than an update of the Seller's title exam prior to closing) shall be paid for by the Buyer.

Buyer acknowledges that Buyer has been advised that SIRVA Settlement, Inc. is an affiliated entity to Seller and Buyer has received and read a Notice of Affiliated Business Arrangements disclosure.

In the event of any disagreements or conflicts between the terms of this Agreement and the Purchase Agreement and/or other Riders or Addenda, this Agreement shall conclusively govern.

☐ **CHECK HERE IF DECLINING SIRVA SETTLEMENT OR ITS ASSIGNEE**

**15 Longwood Drive
Youngsville, NC 27596**

_____,  **BUYER**

Date: _____

_____,  **BUYER**

Date: _____

BGRS Relocation Inc., SELLER

By: _____

Date: _____

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



One Parkview Plaza, Oakbrook Terrace, IL 60181; 630-570-3047; SIRVA.com

NOTICE OF AFFILIATED BUSINESS DISCLOSURE

This is to give you notice that the referring party has a business relationship with other settlement services.

The following Settlement Services providers all have common ownership. Because of this relationship, a referral by any one of these parties may provide that referring party a financial or other benefit. *

Mortgage Lenders	Real Estate Brokers	Title Agents
SIRVA Mortgage, Inc.	SIRVA Relocation LLC	SIRVA Settlement, Inc.
	BGRS, LLC	SIRVA Settlement of Maryland, LLC.
	BGRS Relocation Inc.	

Each of the foregoing SIRVA & BGRS companies conduct business under "SIRVA".

Each member of the SIRVA group of companies has a beneficial relationship with the other companies as they all have common ownership. Because of this relationship, your use of any of these affiliated companies may provide the particular SIRVA Company that you are initially working with a financial or other benefit. For example if you are currently working with SIRVA Relocation and they refer you to SIRVA Mortgage, Inc., SIRVA Relocation may receive a benefit due to the common ownership of the companies.**

Set forth below is the estimated charge or range of charges for the settlement services listed. You are **NOT** required to use the listed providers as a condition for settlement of your loan, a refinance of your loan, the purchase or sale of your property, or obtaining title insurance of the subject property.

THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

Mortgage Lending Services: SIRVA Mortgage, Inc.;

Possible loan origination fees and related charges: Generally, .5%-2% of your home value. Fees may include Application Fee, Tax Service Fee, Underwriting Fee, Commitment Fee, Lender's Attorney Fee, Escrow Waiver Fee, Origination Charge and/or Discount Points (fees as applicable and where permitted by law).

Real Estate Services: SIRVA Relocation LLC; BGRS, LLC; BGRS Relocation Inc.

Provides real estate referral services to licensed real estate brokers and agents through its real estate services, property management services and corporate housing divisions. Commissions for brokerage services for rental properties are generally 10%-12% of the first year's rent and are paid by the Lessee

Title Agency/Closing Services: SIRVA Settlement, Inc.; SIRVA Settlement of Maryland, LLC

Possible title-related fees: Generally, 1% of home value. Fees may include Title Search Fee, Title Review Fee, Attorney's Fees, Commitment Fee, Escrow Fee, and Closing Service Fee.

ACKNOWLEDGMENT

I/we have read this disclosure form and understand that a SIRVA company may be referring me/us to purchase one or more of the above-described settlement service(s) and may receive a financial or other benefit as the result of this referral.

BUYER  _____ (Date)

BUYER  _____ (Date)

*SIRVA and BGRS also have other affiliated companies, including Allied Van Lines® and northAmerican® Van Lines, that are not directly involved in the mortgage, real estate brokerage or Title Agency/Closing Services.

** Not all of the affiliates and their services may be applicable to you depending on the State in which your home is located and, if applicable, your company's relocation policy or whether the buyer or seller in a home sale transaction selects the title Agent.

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