

**NORTH CAROLINA REAL ESTATE COMMISSION*****Residential Property And Owners'
Association Disclosure Statement******Protecting the Public Interest in Real Estate Brokerage Transactions***

Property Address/Description: 90 Scotts Pine Cir, Wake Forest, NC, 27587
 Owner's Name(s): Opendoor Property Trust I

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

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

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

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

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

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

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

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

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

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

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

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

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

	Yes	No	NR																																																																																						
A1. Is the property currently owner-occupied? Date owner acquired the property: <u>03/27/2026</u> If not owner-occupied, how long has it been since the owner occupied the property? <u>never occupied</u>	☐	☒	☐																																																																																						
A2. In what year was the dwelling constructed? <u>2004</u>			☐																																																																																						
A3. Have there been any structural additions or other structural or mechanical changes to the dwelling(s)?	☐	☐	☒																																																																																						
A4. The dwelling's exterior walls are made of what type of material? (Check all that apply) ☒ Brick Veneer ☐ Vinyl ☐ Stone ☒ Fiber Cement ☐ Synthetic Stucco ☐ Composition/Hardboard ☐ Concrete ☐ Aluminum ☐ Wood ☐ Asbestos ☐ Other _____			☐																																																																																						
A5. In what year was the dwelling's roof covering installed? <u>Unknown</u>			☒																																																																																						
A6. Is there a leakage or other problem with the dwelling's roof or related existing damage?	☐	☐	☒																																																																																						
A7. Is there water seepage, leakage, dampness, or standing water in the dwelling's basement, crawl space, or slab?	☐	☐	☒																																																																																						
A8. Is there an infestation present in the dwelling or damage from past infestations of wood destroying insects or organisms that has not been repaired?	☐	☐	☒																																																																																						
A9. Is there a problem, malfunction, or defect with the dwelling's:																																																																																									
<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;"></th> <th style="width: 5%;">NA</th> <th style="width: 5%;">Yes</th> <th style="width: 5%;">No</th> <th style="width: 5%;">NR</th> <th style="width: 30%;"></th> <th style="width: 5%;">NA</th> <th style="width: 5%;">Yes</th> <th style="width: 5%;">No</th> <th style="width: 5%;">NR</th> <th style="width: 30%;"></th> <th style="width: 5%;">NA</th> <th style="width: 5%;">Yes</th> <th style="width: 5%;">No</th> <th style="width: 5%;">NR</th> </tr> </thead> <tbody> <tr> <td>Foundation</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> <td>Windows</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> <td>Attached Garage</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>Slab</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> <td>Doors</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> <td>Fireplace/Chimney</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>Patio</td> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td>Ceilings</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> <td>Interior/Exterior Walls</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>Floors</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> <td>Deck</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> <td>Other: _____</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> </tr> </tbody> </table>		NA	Yes	No	NR		NA	Yes	No	NR		NA	Yes	No	NR	Foundation	☐	☐	☐	☒	Windows	☐	☐	☐	☒	Attached Garage	☐	☐	☐	☒	Slab	☐	☐	☐	☒	Doors	☐	☐	☐	☒	Fireplace/Chimney	☐	☐	☐	☒	Patio	☒	☐	☐	☐	Ceilings	☐	☐	☐	☒	Interior/Exterior Walls	☐	☐	☐	☒	Floors	☐	☐	☐	☒	Deck	☐	☐	☐	☒	Other: _____	☐	☐	☐	☐														
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Explanations for questions in Section A (identify the specific question for each explanation):

A5. Seller does not know installation dates. A8. Performed Termite treatment and carpenter bee treatment by Canadys Services in April 2026; (A9) Floors: Seller installed new carpets at all previously carpeted locations before sale

SECTION B. HVAC/ELECTRICAL

B1. Is there a problem, malfunction, or defect with the dwelling's electrical system (outlets, wiring, panels, switches, fixtures, generator, etc.)?	☐	☐	☒
B2. Is there a problem, malfunction, or defect with the dwelling's heating and/or air conditioning?	☐	☐	☒
B3. What is the dwelling's heat source? (Check all that apply; indicate the year of each system manufacture) ☐ Furnace [____ # of units] Year: ____ ☐ Heat Pump [____ # of units] Year: ____ ☐ Baseboard [____ # of bedrooms with units] Year: ____ ☒ Other: <u>Unknown</u> Year: <u>Unknown</u>			☒

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

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Yes No NR

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

☒ Central Forced Air: Split system Year: Unknown ☐ Wall/Windows Unit(s): _____ Year: _____
☐ Other: _____ Year: _____

☐

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

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

☐

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

SECTION C. PLUMBING/WATER SUPPLY/SEWER/SEPTIC

Yes No NR

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

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

☐

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

☐ Quality ☐ Pressure ☐ Quantity

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

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

☐ Copper ☐ Galvanized ☐ Plastic ☐ Polybutylene ☒ Other: PEX

☐

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

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

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

☐

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

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

Date the septic system was last pumped: Unknown

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

	NA	Yes	No	NR
Septic system	☐	☐	☐	☒
Sewer system	☒	☐	☐	☐

	NA	Yes	No	NR
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):

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Buyer Initials _____ Owner Initials _____

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SECTION D. FIXTURES/APPLIANCES

D1. Is the dwelling equipped with an elevator system?

If yes, when was it last inspected? _____

Date of last maintenance service: _____

Yes ☐ No ☐ NR ☒

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

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

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

SECTION E. LAND/ZONING

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

Yes ☐ No ☐ NR ☒

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

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?

Yes ☐ No ☐ NR ☒

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

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

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

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

SECTION G. MISCELLANEOUS

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

G3. Property has CCR.

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

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SECTION H.
OWNERS' ASSOCIATION DISCLOSURE

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

	Yes	No	NR
H1. Is the property subject to regulation by one or more owners' association(s) including, but not limited to, obligations to pay regular assessments or dues and special assessments? If "yes," please provide the information requested below as to each owners' association to which the property is subject [insert N/A into any blank that does not apply]: a. (specify name) <u>Traylee Homeowners Association, Inc</u> whose regular assessments ("dues") are \$ <u>187.50</u> per <u>SEMIANNUALLY</u> . The name, address, telephone number, and website of the president of the owners' association or the association manager are: <u>Community Association Management, Limited, PO Box 79032 Charlotte NC 28271, (704) 565-5009</u> 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: _____	☒	☐	☐
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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: _____	☐	☐	☒
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H4. Is there any unsatisfied judgment or pending lawsuits against the association? If "yes," state the nature of each unsatisfied judgment or pending lawsuit: _____	☐	☐	☒
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Explanations for questions in Section H (identify the specific question for each explanation):

H1. Property is part of HOA. H2. Please see attached for HOA-related expenses provided to Seller at the time Seller purchased this property. Buyer is encouraged to contact HOA for current information.

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

Owner Signature: Brad Bonney Opendoor Property Trust I Date 04/28/2026
Owner Signature: _____ Date _____

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

Buyer Signature: _____ Date _____
Buyer Signature: _____ Date _____



Community Association Management, Limited
P.O. Box 79032
Charlotte NC 28271-0030

Presented by



Statement of Assessment

General Information: Traylee Homeowners Association, Inc.

Closing Agent: Hu Ding (415) 236-2577

Closing Company: Rexera

Escrow/Closing File Number: undefined

Expected Title Transfer Date: 03/20/2026

Current Owner(s) Name: [REDACTED]

Subject Property Address: 90 Scotts Pine Cir Wake Forest NC 27587

Proposed Purchaser Name: Opendoor Property Trust I, a Delaware Statutory Trust

Proposed Purchaser Contact Information: (888) 352-7075 / hoa@opendoor.com

Proposed Purchaser Address After Title Transfer: 90 Scotts Pine Cir Wake Forest NC 27587

The management company requires - copy of the deed at the time of transfer.

Assessment Paid Through: 06/30/2026, Next Assessment Due: 08/01/2026

Approval of sale by the HOA is not required.

Property In Collections? NO

Required at Closing

****IMPORTANT INFORMATION - PLEASE READ****

SEPARATE CHECKS REQUIRED. COMMINGLED FUNDS WILL NOT BE ACCEPTED AND WILL BE RETURNED TO CLOSING AGENT FOR REDISTRIBUTION.

CREDIT BALANCES WILL CARRY FORWARD TO THE BUYER, UNLESS INSTRUCTED OTHERWISE IN ADVANCE OR WHEN DEED/FUNDS RECEIVED.

Check #1 in the amount of **\$50.00** payable to: Community Association Management, Limited

Address: P.O. Box 79032, Charlotte, NC 28271-0030

Check Fees Details

Check #1 in the amount of **\$50.00** payable to: Community Association Management, Limited

1.1) Outstanding misc fees: **\$0.00**

1.2) Post Closing Fee: **\$50.00**

*** Fee Details Notes ***

Seller has paid the first semi-annual assessment and should be refunded the prorated amount of \$106.70 for the period of 3/20 - 6/30/26 by the buyer at closing.

NOTE: This association's fiscal year is Jan - Dec, but assessments bill 2/1 & 8/1.

Association Information: Traylee Homeowners Association, Inc.

There is a Semi-Annual assessment payable as follows:

Payable to Traylee Homeowners Association, Inc. in the amount of \$187.50 Semi-Annual, due 1st.

Late fee: \$20.00, charged after the 15th of the month payment is due.

There is NO master Homeowners Association

Additional Association Comments: No additional comments.

Insurance Information

Certificates of Insurance is included in this package

Management Information

Management Firm Name: Community Association Management, Limited

Management Firm Contact Phone: (704) 565-5009

Management Firm Address: P.O. Box 79032 Charlotte, NC 28271-0030

General Association Comments

No Association Comments

Disclaimer

** This statement is only valid until the date listed as the Transfer Date on this document. If you need to use this beyond that date, you must order an update from GetDocsNow.com prior to the transfer of title. **



Julie Smallman (Closing Coordinator)

03/17/2026

Final Inspection

90 Scotts Pine Cir Wake Forest NC 27587
Traylee Homeowners Association, Inc.

Property Images



Findings

Finding Name: No Issues Found

General Description: This property has no obvious compliance issues.



Notes:

Finding Name: No Issues Found

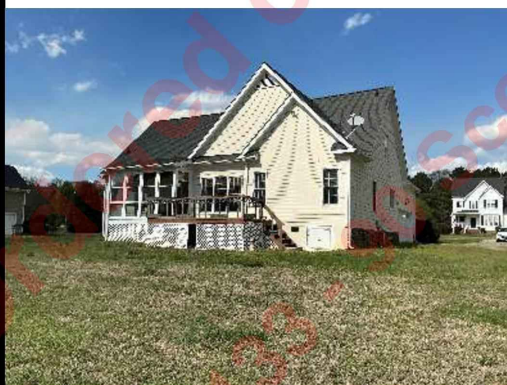
General Description: This property has no obvious compliance issues.



Notes:

Finding Name: No Issues Found

General Description: This property has no obvious compliance issues.



Notes:

Report Notes

Inspector: E. Buschman

Date: 3/23/26

Time: 3:35 pm

Property is in good condition. No new or existing violations.

North Carolina Disclosure Document Acknowledgement Form

Dear Purchaser,

As the managing agent for the "Association" in which you have purchased property, we at Community Association Management would like to offer our congratulations and welcome you to the community. It is very important that you review all of the enclosed documents prior to your close of escrow. Pursuant to North Carolina State Statutes, the Association is required to request that you read the following statement and acknowledge your receipt of this statement by signing below and returning this form to the management company within 14 days of receipt of this document.

"I hereby acknowledge that the declaration, bylaws, and rules of the association constitute a contract between the association and me (the purchaser). By signing this statement, I acknowledge that I have read and understand the association's contract with me (the purchaser). I also understand that as a matter of North Carolina law, if I fail to pay my association assessments, the association may foreclose on my property."

Receipt Acknowledged by Purchaser(s):

Printed Name

Signature

Printed Name

Signature

Association/Community Name

Address of New Property

Your Primary Mailing Address (following close of escrow on this property)

Phone Number(s)

E-mail Address

Because the information provided by the title company does not always reflect where you want correspondence related to this property to be sent, **it is imperative that we receive your completed form**. Providing the above information will ensure that your account is set up accurately and that important Association communications reach you. We respect your privacy and the above information will never be disclosed or shared with third parties without your advance written consent.

Thank you for returning completed form to:

Community Association Management
P.O. Box 79032
Charlotte, NC 28271-0030

704-565-5009/888-565-1226 • Fax 704-353-7984

Request for Certificate of Insurance

Please Complete and Email or Fax to:
Nationwide – Laurie Allen
704-248-8001 or laurie.allen@towneinsurance.com

Homeowners Association Name: _____

Unit Owner (Buyer) Name: _____

Unit Address: _____

Mortgage Company (Clause) Name & Address: _____

Loan Number: _____

Associations Fidelity/Dishonesty Limit Required?

_____ Yes _____ No

Certificates can be emailed or faxed – Please provide the following:

Name: _____

Fax #: _____ Email: _____

Phone # in case we need to contact you: _____

Please forward the certificate to all applicable parties (Closing Attorney, Unit Owner, Mortgage Broker, Mortgage Company, etc) to prevent duplicate requests.

Your help is greatly appreciated.



- ☐ Post Office Box 440 Lumber Bridge, NC 28357
910-843-3118 NC Pest Control Lic. 1466PW
- ☐ Post Office 1440 Vass, NC 28394
910-245-2100 NC Pest Control Lic. 1466PW
- ☐ 7290 Beach Drive SW, Suite 13 Ocean Isle Beach, NC 28469
910-393-0297 NC Pest Control Lic. 1466PW
SC Pesticide License CA012826

- ☐ 4458 US Highway 70 West Princeton, NC 27569
919-432-5941 NC Pest Control Lic. 1643PW
- ☐ 1096 Classic Road Apex, NC 27539
919-446-4736 NC Pest Control Lic. 1643PW

Purchaser _____
Address _____
City _____ Zip _____
Phone _____ Date _____

Description of Property _____
Address _____
City _____ Zip _____
Chemical _____ % _____ County _____

SURVEY FINDINGS

SUBTERRANEAN-TERMITE ACTIVITY EXISTS AS FOLLOWS:

☐ Active Termites ☐ Swarms ☐ Visible Damage ☐ Swarmer Wings ☒ Shelter Tubes ☐ Swarmer Tubes ☐ Ground Infestation

CORRECTIONS AND OPENINGS

Inspection panels, access openings to treating areas, and elimination of any change in the condition of the property described above which increases the risk of infestation by subterranean termites are not included in this agreement, and shall be provided for by Purchaser upon the request of Canady's Services, Inc.

GUARANTY AND EXCLUSIONS

Canady's Services, Inc. agrees to protect the property against the attack of subterranean termites through the use of the techniques set forth by this company.

Canady's Services, Inc. also agrees to furnish at no additional cost for the term of one (1) year from the date of completion of the initial treatment (hereinafter referred to as "effective date") such further treatment as is found necessary against the attack of subterranean termites, and if this Contract is renewed by Purchaser, as hereinafter provided, Canady's Services, Inc. agrees that it will for each one (1) year renewal term inspect said property at least once annually and that it will furnish, for no additional cost above the annual renewal fee, such further treatment as is found necessary against the attack of subterranean termites.

Canady's Services, Inc. further agrees that in the event of any new subterranean termite damage to the structure or contents of the property, repairs shall be performed with the approval of said carrier and at the expense of the Company, but the liability of the Company is not to exceed Five Hundred Thousand Dollars (\$500,000) and this guaranty shall not apply to or cover the following items of damage:

- Since this Contract provides protection against future damage by subterranean termite to the property and contents as they exist on the Contract effective date, damaged discovered after the Contract effective date, with no active termite infestation present, will be deemed to have been caused before that date.
- Any damage to the described property or its contents by subterranean termites entering or thriving in areas conducive to infestation by reason of the presence of excessive moisture or wooden contacts between building and soil or rigid foam insulation board.
- Any new damage occurring after the date of the initial Canady's Services, Inc. treatment of the described property in areas having existing damage at the time of the initial treatment as shown by the graph or graphs mentioned below, unless such existing damage is repaired prior to the initial treatment of the property by Canady's Services, Inc.
- Other damage excluded from guaranty:

A copy of a graph showing termite damage in the above described property at the time of the original inspection and supplemented, if necessary, by additional findings disclosed during the course of treatment will be furnished to Purchaser upon completion of the original treatment and shall constitute a part of this agreement. Visible existing damage by subterranean termites is indicated on such graph or graphs at the place marked "NN" and probable hidden damage by subterranean termites is thereon indicated as existing at the places marked "AA."

This contract is transferrable. Upon the sale of the above property, the warranty will continue until the next service charge is due. Upon the service charge due date, the new Purchaser has the option to continue the service at the current service charge rate plus a one-time transfer fee of \$100.00.

ACCEPTANCE

The price to be paid by the Purchaser to Canady's Services, Inc. for this work, including the first year's service and damage guaranty is \$_____.

For the additional sum of \$_____ payable monthly via credit card payment or bank draft, Canady's agrees to extend this contract annually. Purchaser reserves the right to terminate this contract as of any extension date by giving advance notice to Canady's Services, Inc.

* Purchaser agrees to arrange for Canady's Services, Inc. to provide any needed additional service and/or adjust the annual extension charge to cover increases in hazards, alterations in or additions to the property after the Contract effective date.

Upon the signing of this instrument by an authorized agent of Canady's Services, Inc. and by the Purchaser, this paper writing becomes a binding Contract between said parties. Any Account PAST DUE AGREED TERMS at Time of Sale is Subject to a 1 1/2% Service Charge per month on the Unpaid Balance. Non-Payment voids any warranty agreement.

Accepted by X _____
Purchaser

Date X _____ Email X _____

CANADY'S SERVICES, INC.

By: _____
Representative