



Residential Property And Owners' Association Disclosure Statement

Protecting the Public Interest in Real Estate Brokerage Transactions

Property Address/Description: 35 Clover Ct, Franklinton, NC, 27525

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>03/20/2026</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>2005</u>			☐											
A3. Have there been any structural additions or other structural or mechanical changes to the dwelling(s)?	☐	☐	☒											
A4. The dwelling's exterior walls are made of what type of material? (Check all that apply) ☐ Brick Veneer ☐ Vinyl ☐ Stone ☐ Fiber Cement ☐ Synthetic Stucco ☐ Composition/Hardboard ☐ Concrete ☐ Aluminum ☐ Wood ☐ Asbestos ☒ Other <u>Unknown</u>			☒											
A5. In what year was the dwelling's roof covering installed? <u>Unknown</u>			☒											
A6. Is there a leakage or other problem with the dwelling's roof or related existing damage?	☐	☐	☒											
A7. Is there water seepage, leakage, dampness, or standing water in the dwelling's basement, crawl space, or slab?	☐	☐	☒											
A8. Is there an infestation present in the dwelling or damage from past infestations of wood destroying insects or organisms that has not been repaired?	☐	☐	☒											
A9. Is there a problem, malfunction, or defect with the dwelling's:														
	NA	Yes	No	NR		NA	Yes	No	NR		NA	Yes	No	NR
Foundation	☐	☐	☐	☒	Windows	☐	☐	☐	☒	Attached Garage	☐	☐	☐	☒
Slab	☐	☐	☐	☒	Doors	☐	☐	☐	☒	Fireplace/Chimney	☐	☐	☐	☒
Patio	☒	☐	☐	☐	Ceilings	☐	☐	☐	☒	Interior/Exterior Walls	☐	☐	☐	☒
Floors	☐	☐	☐	☒	Deck	☐	☐	☐	☒	Other: _____	☐	☐	☐	☐

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

(A5) Seller does not know the installation date; (A9) Floors: Seller installed new carpets and LVP flooring in various locations before sale. Buyer and buyer's agent to independently verify 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 [<u>1</u> # of units] Year: <u>2026</u>		
☐ Baseboard [____ # of bedrooms with units] Year: _____	☐ Other: _____ Year: _____		

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

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Yes No NR

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

☒ Central Forced Air: Split System Year: 2026 ☐ 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):

(B2) HVAC: Replaced full HVAC system in March 2026

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: 2026 ☐ 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):

(C5) Installed new 50 gallon water heater with expansion tank

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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):

(D2) Appliances: Installed Range, dishwasher and microwave

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):

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 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>Kendal Forest Homeowners Association</u> whose regular assessments ("dues") are \$ <u>145.20</u> per <u>ANNUALLY</u> . The name, address, telephone number, and website of the president of the owners' association or the association manager are: <u>Rogers Property Management, PO Box 742 Creedmoor NC 27522, (919) 529-2965</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 the HOA; (H2) Please see attached for HOA-related expenses provided to Seller at the time Seller purchased this property. Buyer is encouraged to contact HOA for current information.

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 04-08-2026
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 _____



RESALE CERTIFICATION REQUEST

Contact Name: Team Rexera | contactus@rexera.com

Fax Number: _____ Phone Number: _____

Date: 3/4/2026 Closing Date: 3/20/2026

Association: Kendal Forest HOA Lot: _____

Unit Address: 35 Clover Ct, Franklinton, NC 27525

Seller(s) Name: _____

Buyer(s) Name: Opendoor Property Trust I, a Delaware Statutory Trusthoa@opendoor.com 888-352-707

Please email the above information to HOAmanager@rogerspm-nc.com

Assessment is: \$ 145.20 Per ☐ Month ☐ Quarter
☐ Semi-Annual ☒ Annual

Now Paid Through: _____ Please Collect Through: 12/31/2024

Due from Buyer: _____ Working Capital: _____

Due from Seller: 135.40 Special Assessment: _____

Total Due to Association at Closing: \$ 135.40

Make Check Payable to: Kendal Forest HOA

Mail Check to Address: PO Box 742 Creedmoor, NC 27522

Phone Number: (919) 529-2965

Certification Fees

X **Standard Charge - \$200.00**

_____ **Specifies Rush turnaround / or less than 24-hour notice - \$75.00**

_____ **Additional Update**

\$200.00 **TOTAL CERTIFICATION FEE DUE | Make Check Payable to Rogers Property Management**

I understand the information being requested above is provided as a service to facilitate the sale of the above-described property.

Printed at: 2026-03-13T18:27:41.695092

Timestamp : 2026-03-06T17:02:23.205503

From : Mariah Vaughn <mariah@rogerspm-nc.com>

Subject : Re: HOA Information Requested - 35 Clover Ct, Franklinton, NC 27525

To : Team Rexera <contactus@rexera.com>

CC : N/A

BCC : N/A

Body :

There are no sub or master associations, open violations, or litigations.

Kind regards,

Mariah Vaughn

Association Manager

:star::star::star::star::star: *Had a positive experience working with me? A 5-star Google review mentioning my name helps support our Q1 team incentive. [Click here!](#)*

(919) 529-2965 x103

www.rogerspm-nc.com

[@rogerspropertymanagementnc](#)

Voted Best in Business + Neighborhood Favorite (2021-2024)

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From: Team Rexera <contactus@rexera.com>

Sent: Wednesday, March 4, 2026 7:32 PM

To: Mariah Vaughn <mariah@rogerspm-nc.com>

Subject: Re: HOA Information Requested - 35 Clover Ct, Franklinton, NC 27525

Hi Team,

As a part of the due diligence, could you kindly answer the following questions.

1. Are there any additional associations that the property/unit is a part of?

2. Are there any reported violations associated with the property?

3. Are there any current or ongoing litigations?

Thank you.

On Thu, Mar 5, 2026, at 00:32 AM, contactus@rexera.com wrote:

Please see attached.

Kind regards,

Mariah Vaughn

Association Manager

:star::star::star::star::star: *Had a positive experience working with me? A 5-star Google review mentioning my name helps support our Q1 team incentive. [Click here!](#)*

(919) 529-2965 x103

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From: Team Rexera <contactus@rexera.com>

Sent: Tuesday, February 24, 2026 2:40 PM

To: Mariah Vaughn <mariah@rogerspm-nc.com>

Subject: Re: HOA Information Requested - 35 Clover Ct, Franklinton, NC 27525

Hi Mariah,

Please find the buyer details below

Buyer name: Opendoor Property Trust I, a Delaware Statutory Trust

Buyer email : hoa@opendoor.com

Buyer number : 888-352-7075

Best Regards,

Rexera Processing Department

On Tue, Feb 24, 2026, at 19:40 PM, contactus@rexera.com wrote:

Good afternoon,

Please provide us with the buyer's contact information. We will provide the resale certification the first week of March.

Kind regards,

Mariah Vaughn

Association Manager

:star::star::star::star::star: *Had a positive experience working with me? A 5-star Google review mentioning my name helps support our Q1 team incentive. [Click here!](#)*

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From: Taylor Wiseman <taylor@rogerspm-nc.com>
Sent: Tuesday, February 24, 2026 9:05 AM
To: Mariah Vaughn <mariah@rogerspm-nc.com>
Subject: Fw: HOA Information Requested - 35 Clover Ct, Franklinton, NC 27525

Kind Regards,

Taylor Wiseman
Homeowner Association Manager
Rogers Property Management
(919) 529-2965 x 102
www.rogerspm-nc.com
Voted Best in Business + Neighborhood Favorite (2021-2024)

Enjoyed working together? :star: A brief 5-star Google review mentioning my name would mean a lot and helps support our Q1 team incentive. Thank you for your support! [Click here!](#) :smiling_face_with_smiling_eyes:

From: Team Rexera <contactus@rexera.com>
Sent: Tuesday, February 24, 2026 9:02 AM
To: Debbie Rogers <debbie@rogerspm-nc.com>; Rogers Property Management <info@rogerspm-nc.com>; Taylor Wiseman <taylor@rogerspm-nc.com>; HOAManager <hoamanager@rogerspm-nc.com>
Subject: HOA Information Requested - 35 Clover Ct, Franklinton, NC 27525



Hi
Team,

Our firm is handling the sale of the below-referenced property. To ensure a seamless transaction, we kindly request your assistance in providing some essential information during our due diligence process.



Property Address: 35 Clover Ct, Franklinton, NC 27525
HOA Name : KENDAL FOREST HOMEOWNERS ASSOCIATION
Closing date : 2026-03-20

As a part of the due diligence, could you kindly answer the

following questions.

1. Is this property address under your management or governance? Can you confirm the HOA Name?
2. How can we order a resale certificate/closing letter? (Form attached)
3. Are there any additional associations that the property/unit is a part of?
4. Are there any reported violations associated with the property?
5. Are there any current or ongoing litigations?
6. If the property in question is a condominium, we would appreciate your response to the following additional queries:
 - Are there any leasing restrictions?
 - Does any one person or entity own more than 10% of units?
 - What is the HOA reserve amount?
 - Does the HOA have the Right of First Refusal?

Your prompt response to these inquiries is highly appreciated, as it will contribute significantly to the smooth progression of the sale process.

Thanks

Rexera

Website: www.rexera.com

Office:

415-236-2577

Fax:

765-374-0795

Address:

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

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