

- 1) Seller will be "Corporate Relocation International"
- 2) No Due Diligence money
- 3) Include Corporate Relocation International Addendum To Purchase Agreement signed by buyers
- 4) The Corporate Relocation International Addendum To Purchase Agreement must be made part of the Offer to Purchase and Contract
- 5) Include "Seller" signed NCRPD & MOG signed by buyers
- 6) Include "Corporate Relocation International" BLANK NCRPD & MOG signed by buyers
- 7) Pre-Approval Letter provided on Bank/Lender letterhead with buyers name, property address, bank contact and verification of buyers creditworthiness & employment
- 8) Include "Corporate Relocation International" Homeowner Disclosure signed by buyers



Addendum to Purchase Agreement

This is an addendum to a Purchase Agreement (the "Agreement") dated as of [REDACTED] between CORPORATE RELOCATION INTERNATIONAL (CRI) as Seller and [REDACTED] as Buyer, with respect to the land, buildings, improvements and contents located at: 3587 Cotton Field (the "Property.")
Wake Forest, NC 27587

In the event of any conflict between any provision in the contract and this Addendum, this Addendum shall control.

- 1. Seller's Authority:** No agreement for the sale of the Property shall be deemed effective unless executed in writing by the Seller. Any offer or counter-offer executed by a real estate broker or agent on behalf of the Seller shall not be binding on Seller unless and until confirmed in writing and signed by the Seller.
- 2. Pre-Approval Letter:** Buyer will provide to Seller a qualification letter issued by a reputable lender that has been credit and income verified, only subject to an appraisal, and underwriting within two (2) days of the effective date of the Purchase Agreement.
- 3. Condition of Property:** Buyer understands that Seller is a relocation company and has never lived on or in the Property. The Property, including the contents being sold or purchased are not new, and are being sold "as is", in their present condition. The Property and Contents are to be delivered at the time of the delivery of the deed in the same condition as they are in their present condition. Neither Seller nor any of its agents are making or have made any representations concerning the Property, including but not limited to, representations regarding the size of the buildings and improvements, lot size or boundaries, the presence or absence of toxic or hazardous substance, and/or any appliances or pool equipment being conveyed pursuant to the Purchase Agreement.
- 4. Tests, Inspections and Disclosure Statements:** The following tests or inspections have been conducted in, on or with respect to the Property. Buyer acknowledges receipt of the documentation specified below in regard to those tests or inspections:

Type of Test / Inspection
CRI homeowner disclosure

Date of Report
10/13/23

The above documents are being given to Buyer for informational purposes only. They represent the opinions of the individuals or firms who prepared them. Seller makes no representations or warranties as to the accuracy of the information provided and makes no agreement to undertake or perform an action recommended in and of the reports. Buyer acknowledges and agrees that Buyer is not relying on the accuracy of these documents.

Unless specifically noted under "Tests, Inspections and Disclosure Statements" above, or in any of the attached disclosure statements, Seller has no knowledge concerning the presence of radon gas, asbestos or other toxic (including mold or mildew) or hazardous substances in the Property. However, Buyer shall not interpret Seller's lack of knowledge as a representation that the property is free of radon gas, asbestos or toxic or hazardous substances.

In the event Seller's tests and or inspections are not available at the signing of the Purchase Agreement and this Addendum, Seller agrees to provide the Buyer with such reports within five (5) days of Seller's receipt.

- 5. Buyer's Right to Inspect:** Buyer has the option to have the Property inspected by qualified inspectors, at Buyer's expense. Buyer must have any inspection(s) completed within ten (10) days of the date of this Addendum (the "Inspection Period"). Buyer agrees not to rely upon the Transferee's Property Disclosure Statement, or any other



Property condition inspection reports provided by Seller as a substitute for a thorough inspection of the Property by the Buyer.

All inspections and tests must be conducted, and any defects reported to Seller in writing, within ten (10) days after the date Buyer signs this Addendum. If inspections reveal defects in the condition of the Property, Buyer shall notify Seller in writing and identify such defect(s) in reasonable detail on or before the expiration of the Inspection Period. Failure to deliver the written request for repairs within the time required will be deemed to be a waiver of the Buyer's right to inspect and request repairs.

Seller will promptly review such requests and will advise Buyer, within seven (7) days of receiving written notice of any requests, of the defects, if any, that the Seller agrees to make or the costs, if any, Seller agrees to credit to Buyer at closing. 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 Addendum.
- b. Give the Buyer a credit for the cost of repair, at settlement, in which event Buyer agrees to consummate the purchase transaction according to the terms of the Agreement and this Addendum.
- c. Terminate the Agreement and this Addendum and refund to the Buyer their deposit or earnest money. Seller reserves the right to renegotiate the terms of the Purchase Agreement or to terminate.

Buyer shall have the right to make a final inspection of the Property during the forty-eight (48) hours prior to closing on the Property to be sure that the Property's condition has not deteriorated from the date of the Purchase Agreement and this Addendum (ordinary wear and tear excepted).

6. **Settlement as Final:** Buyer's failure to notify Seller in Writing of any defects within the time limits provided in this Addendum, or acceptance of the Deed as settlement shall constitute Buyer's full acceptance of the condition of the Property and a waiver of the Buyer's right to object to its condition or assert any claim related to the Property at any time in the future. This provision shall survive delivery of the Deed and the closing.
7. **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, lead or lead paint, or any other toxic or 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 Buyer has 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, lead or lead paint, or any other toxic, hazardous or other environmentally dangerous substance in, on or about the Property, which claim is made by Buyer, or any person Buyer allows to reside in or about the Property or come in contact with the Property. This provision shall survive delivery of the Deed and the closing.
8. **Title/Title Insurance:** Buyer acknowledges that the Seller has advised the Buyer that Seller is a relocation company and has or will acquire the Property in a relocation transaction. In the event that title to the Property is unacceptable, Seller has the option to correct the item or terminate the transaction at Seller's discretion.
9. Seller will **not** provide 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 the title insurer/agent.



- 10. Tax and Other Prorations:** Prorations will be calculated in accordance with local custom for property taxes, assessments and similar items, and will be based on the most recently published tax bill. Buyer understands there will be no prorations or adjustments after closing. The Seller represents that it has no knowledge, actual or constructive, as to whether or not a homestead exemption applies to the property.
- 11. Closing Agent:** The Seller reserves the right to select the closing / title agent. Seller hereby designates the following closing / title agent for this transaction:

Bagwell, Holt & Smith, P.A.	Thomas Holt
111 Cloister Court Suite 200 Chapel Hill, NC 27516	tholt@bhspa.com Phone No.: (919) 932-2225

In the event that the sale of the Property does not close by the scheduled closing date through no fault or negligence of Seller, Buyer agrees to pay one percent (1%) of the sales price of the Property per month prorated on a daily basis for each day thereafter that closing is delayed, without Seller's expressed consent, towards Seller's carrying costs.

Notwithstanding anything to the contrary in the Purchase Agreement, or elsewhere, the brokerage commission will be considered earned and payable only if the sale to the Buyer is closed, the deed delivered to the Buyer and the purchase price delivered to Seller. Under no circumstances will the Seller pay any ancillary fees ("add-on" fees charged by the Real Estate Brokerage) such as, processing fees, transaction fees, and file management fees.

- 12. Possession:** Possession shall be given to the Buyer at closing. Buyer may not alter the Property, store anything on/in the Property or occupy or otherwise use the Property prior to the closing.
- 13. Arbitration and Mediation:** Seller does not agree to participate in any arbitration or mediation in the event of any dispute arising from this transaction.
- 13. Execution of Purchase Agreement and Addendum:** The parties are not bound by the Purchase Agreement or this Addendum unless and until the Agreement and this Addendum are executed by all parties.
- 14. Severability:** In the event that any provision of this Addendum conflicts with the applicable law of the jurisdiction in which the Property is located, such conflict shall not affect other provisions of the Addendum.

Seller: Corporate Relocation International LLC

By: _____
Authorized Signatory

Dated Signed

Buyer

Buyer

Date Signed

Date Signed



STATE OF NORTH CAROLINA RESIDENTIAL PROPERTY AND OWNERS' ASSOCIATION DISCLOSURE STATEMENT

Instructions to Property Owners

- The Residential Property Disclosure Act (G.S. 47E) ("Disclosure Act") requires owners of residential real estate (single-family homes, individual condominiums, townhouses, and the like, and buildings with up to four dwelling units) to furnish buyers a Residential Property and Owners' Association Disclosure Statement ("Disclosure Statement"). This form is the only one approved for this purpose. A disclosure statement must be furnished in connection with the sale, exchange, option, and sale under a lease with option to purchase where the tenant does not occupy or intend to occupy the dwelling. A disclosure statement is not required for some transactions, including the first sale of a dwelling which has never been inhabited and transactions of residential property made pursuant to a lease with option to purchase where the lessee occupies or intends to occupy the dwelling. For a complete list of exemptions, see G.S. 47E-2.
- You must respond to each of the questions on the following pages of this form by filling in the requested information or by placing a check (✓) in the appropriate box. In responding to the questions, you are only obligated to disclose information about which you have actual knowledge.
 - If you check "Yes" for any question, you must explain your answer and either describe any problem or attach a report from an attorney, engineer, contractor, pest control operator or other expert or public agency describing it. If you attach a report, you will not be liable for any inaccurate or incomplete information contained in it so long as you were not grossly negligent in obtaining or transmitting the information.
 - If you check "No," you are stating that you have no actual knowledge of any problem. If you check "No" and you know there is a problem, you may be liable for making an intentional misstatement.
 - If you check "No Representation," you are choosing not to disclose the conditions or characteristics of the property, even if you have actual knowledge of them or should have known of them.
 - If you check "Yes" or "No" and something happens to the property to make your Disclosure Statement incorrect or inaccurate (for example, the roof begins to leak), you must promptly give the buyer a corrected Disclosure Statement or correct the problem.
- If you are assisted in the sale of your property by a licensed real estate broker, you are still responsible for completing and delivering the Disclosure Statement to the buyers; and the broker must disclose any material facts about your property which he or she knows or reasonably should know, regardless of your responses on the Disclosure Statement.
- You must give the completed Disclosure Statement to the buyer no later than the time the buyer makes an offer to purchase your property. If you do not, the buyer can, under certain conditions, cancel any resulting contract (See "Note to Buyers" below). You should give the buyer a copy of the Disclosure Statement containing your signature and keep a copy signed by the buyer for your records.

Note to Buyer: If the owner does not give you a Residential Property and Owners' Association Disclosure Statement by the time you make your offer to purchase the property, you may under certain conditions cancel any resulting contract without penalty to you as the buyer. To cancel the contract, you must personally deliver or mail written notice of your decision to cancel to the owner or the owner's agent within three calendar days following your receipt of the Disclosure Statement, or three calendar days following the date of the contract, whichever occurs first. However, in no event does the Disclosure Act permit you to cancel a contract after settlement of the transaction or (in the case of a sale or exchange) after you have occupied the property, whichever occurs first.

- In the space below, type or print in ink the address of the property (sufficient to identify it) and your name. Then sign and date.

Property Address: 3587 Cotton Field Court, Wake Forest, NC 27587

Owner's Name(s): Samuel M. Thomas and Michelle Thomas

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

Owner Signature: Samuel M. Thomas

dotloop verified
10/31/23 5:50 AM EDT
MQRI-PYMF-ARMO-GJFE

Date _____

Owner Signature: Michelle Thomas

dotloop verified
10/31/23 6:32 AM EDT
IRBA-FCQJ-RESC-LTH

Date _____

Buyers acknowledge receipt of a copy of this Disclosure Statement; that they have examined it before signing; that they understand that this is not a warranty by owners or owners' agents; that it is not a substitute for any inspections they may wish to obtain; and that the representations are made by the owners and not the owners' agents or subagents. Buyers are strongly encouraged to obtain their own inspections from a licensed home inspector or other professional. As used herein, words in the plural include the singular, as appropriate.

Buyer Signature: _____

Date _____

Buyer Signature: _____

Date _____

Property Address/Description: 3587 Cotton Field Court, Wake Forest, NC 27587

H&L 77 Preserve at Smith Creek

The following questions address the characteristics and condition of the property identified above about which the owner has actual knowledge. Where the question refers to "dwelling," it is intended to refer to the dwelling unit, or units if more than one, to be conveyed with the property. The term "dwelling unit" refers to any structure intended for human habitation.

	Yes	No	No Representation
1. In what year was the dwelling constructed? 2013 Explain if necessary: _____			☐
2. Is there any problem, malfunction or defect with the dwelling's foundation, slab, fireplaces/chimneys, floors, windows (including storm windows and screens), doors, ceilings, interior and exterior walls, attached garage, patio, deck or other structural components including any modifications to them?.....	☐	☒	☐
3. The dwelling's exterior walls are made of what type of material? ☐ Brick Veneer ☐ Wood ☒ Stone ☐ Vinyl ☐ Synthetic Stucco ☐ Composition/Hardboard ☐ Concrete ☒ Fiber Cement ☐ Aluminum ☐ Asbestos ☐ Other _____ (Check all that apply)			☐
4. In what year was the dwelling's roof covering installed? 2013 (Approximate if no records are available) Explain if necessary: _____			☐
5. Is there any leakage or other problem with the dwelling's roof?.....	☐	☒	☐
6. Is there any water seepage, leakage, dampness or standing water in the dwelling's basement, crawl space, or slab?	☐	☒	☐
7. Is there any problem, malfunction or defect with the dwelling's electrical system (outlets, wiring, panel, switches, fixtures, generator, etc.)?.....	☐	☒	☐
8. Is there any problem, malfunction or defect with the dwelling's plumbing system (pipes, fixtures, water heater, etc.)?	☐	☒	☐
9. Is there any problem, malfunction or defect with the dwelling's heating and/or air conditioning?.....	☐	☒	☐
10. What is the dwelling's heat source? ☐ Furnace ☐ Heat Pump ☐ Baseboard ☒ Other Gas Pack (Check all that apply) Age of system: 2013			☐
11. What is the dwelling's cooling source? ☒ Central Forced Air ☐ Wall/Window Unit(s) ☐ Other _____ (Check all that apply) Age of system: 2013			☐
12. What are the dwelling's fuel sources? ☒ Electricity ☒ Natural Gas ☐ Propane ☐ Oil ☐ Other _____ (Check all that apply) If the fuel source is stored in a tank, identify whether the tank is ☐ above ground or ☐ below ground, and whether the tank is ☐ leased by seller or ☐ owned by seller. (Check all that apply)			☐
13. What is the dwelling's water supply source? ☐ City/County ☐ Community System ☒ Private Well ☐ Shared Well ☐ Other _____ (Check all that apply).....			☐
14. The dwelling's water pipes are made of what type of material? ☐ Copper ☐ Galvanized ☒ Plastic ☐ Polybutylene ☐ Other _____ (Check all that apply).....			☐
15. Is there any problem, malfunction or defect with the dwelling's water supply (including water quality, quantity, or water pressure)?.....	☐	☒	☐
16. What is the dwelling's sewage disposal system? ☐ Septic Tank ☒ Septic Tank with Pump ☐ Community System ☐ Connected to City/County System ☐ City/County System available ☐ Straight pipe (wastewater does not go into a septic or other sewer system [note: use of this type of system violates state law]) ☐ Other _____ (Check all that apply).....			☐
17. If the dwelling is serviced by a septic system, do you know how many bedrooms are allowed by the septic system permit? If your answer is "yes," how many bedrooms are allowed? 4 ☐ No records available	☒	☐	☐
18. Is there any problem, malfunction or defect with the dwelling's sewer and/or septic system?.....	☐	☒	☐
19. Is there any problem, malfunction or defect with the dwelling's central vacuum, pool, hot tub, spa, attic fan, exhaust fan, ceiling fans, sump pump, irrigation system, TV cable wiring or satellite dish, garage door openers, gas logs, or other systems?.....	☐	☒	☐
20. Is there any problem, malfunction or defect with any appliances that may be included in the conveyance (range/oven, attached microwave, hood/fan, dishwasher, disposal, etc.)?.....	☐	☒	☐

Buyer Initials and Date

Owner Initials and Date

Buyer Initials and Date

Owner Initials and Date

- | | Yes | No | No
Representation |
|--|--------------------------|-------------------------------------|--------------------------|
| 21. Is there any problem with present infestation of the dwelling, or damage from past infestation of wood destroying insects or organisms which has not been repaired?..... | ☐ | ☒ | ☐ |
| 22. Is there any problem, malfunction or defect with the drainage, grading or soil stability of the property?..... | ☐ | ☒ | ☐ |
| 23. Are there any structural additions or other structural or mechanical changes to the dwelling(s) to be conveyed with the property?..... | ☐ | ☒ | ☐ |
| 24. Is the property to be conveyed in violation of any local zoning ordinances, restrictive covenants, or other land-use restrictions, or building codes (including the failure to obtain proper permits for room additions or other changes/improvements)?..... | ☐ | ☒ | ☐ |
| 25. Are there any hazardous or toxic substances, materials, or products (such as asbestos, formaldehyde, radon gas, methane gas, lead-based paint) which exceed government safety standards, any debris (whether buried or covered) or underground storage tanks, or any environmentally hazardous conditions (such as contaminated soil or water, or other environmental contamination) located on or which otherwise affect the property?..... | ☐ | ☒ | ☐ |
| 26. Is there any noise, odor, smoke, etc. from commercial, industrial, or military sources which affects the property? | ☐ | ☒ | ☐ |
| 27. Is the property subject to any utility or other easements, shared driveways, party walls or encroachments from or on adjacent property?..... | ☐ | ☒ | ☐ |
| 28. Is the property the subject of any lawsuits, foreclosures, bankruptcy, leases or rental agreements, judgments, tax liens, proposed assessments, mechanics' liens, materialmen's liens, or notices from any governmental agency that could affect title to the property?..... | ☐ | ☒ | ☐ |
| 29. Is the property subject to a flood hazard or is the property located in a federally-designated flood hazard area? | ☐ | ☒ | ☐ |
| 30. Does the property abut or adjoin any private road(s) or street(s)?..... | ☐ | ☒ | ☐ |
| 31. If there is a private road or street adjoining the property, is there in existence any owners' association or maintenance agreements dealing with the maintenance of the road or street?..... | ☐ | ☒ | ☐ |

If you answered "yes" to any of the questions listed above (1-31) please explain (attach additional sheets if necessary):

In lieu of providing a written explanation, you may attach a written report to this Disclosure Statement by a public agency, or by an attorney, engineer, land surveyor, geologist, pest control operator, contractor, home inspector, or other expert, dealing with matters within the scope of that public agency's functions or the expert's license or expertise.

The following questions pertain to the property identified above, including the lot to be conveyed and any dwelling unit(s), sheds, detached garages, or other buildings located thereon.

- | | Yes | No | No
Representation |
|--|-------------------------------------|--------------------------|--------------------------|
| 32. Is the property subject to governing documents which impose various mandatory covenants, conditions, and restrictions upon the lot or unit?..... | ☒ | ☐ | ☐ |

If you answered "yes" to the question above, please explain (attach additional sheets if necessary):

Restrictive Covenants

- | | | | |
|--|--------------------------|--------------------------|--------------------------|
| 33. 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 you answer is "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]: | ☐ | ☐ | ☐ |
|--|--------------------------|--------------------------|--------------------------|

• (specify name) The Preserve at Smith Creek HOA whose regular assessments ("dues") are \$ 700 per year The name, address and telephone number of the president of the owners' association or the association manager are Wake HOA

• (specify name) _____ whose regular assessments ("dues") are \$ _____ per _____ The name, address and telephone number of the president of the owners' association or the association manager are _____

Buyer Initials and Date		Owner Initials and Date	SMT 10/31/23
Buyer Initials and Date		Owner Initials and Date	MT 10/31/23 6:32 AM EDT dotloop verified

***If you answered "Yes" to question 33 above, you must complete the remainder of this Disclosure Statement. If you answered "No" or "No Representation" to question 33 above, you do not need to answer the remaining questions on this Disclosure Statement. Skip to the bottom of the last page and initial and date the page.**

- | | Yes | No | No Representation |
|--|-------------------------------------|-------------------------------------|--------------------------|
| 34. Are any fees 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 your answer is "yes," please state the amount of the fees: <u>\$300.00 one time fee to the Preservation Fund at closing</u> | ☒ | ☐ | ☐ |
| 35. As of the date this Disclosure Statement is signed, are there any dues, fees, or special assessments which have been duly approved as required by the applicable declaration or bylaws, and that are payable to an association to which the lot is subject? If your answer is "yes," please state the nature and amount of the dues, fees, or special assessments to which the property is subject: _____ | ☐ | ☒ | ☐ |
| 36. As of the date this Disclosure Statement is signed, are there any unsatisfied judgments against, or pending lawsuits <i>involving the property or lot to be conveyed</i> ? If your answer is "yes," please state the nature of each pending lawsuit, and the amount of each unsatisfied judgment: _____ | ☐ | ☒ | ☐ |
| 37. As of the date this Disclosure Statement is signed, are there any unsatisfied judgments against, or pending lawsuits <i>involving the planned community or the association to which the property and lot are subject</i> , with the exception of any action filed by the association for the collection of delinquent assessments on lots other than the property and lot to be conveyed? If your answer is "yes," please state the nature of each pending lawsuit, and the amount of each unsatisfied judgment: _____ | ☐ | ☒ | ☐ |
| 38. Which of the following services and amenities are paid for by the owners' association(s) identified above out of the association's regular assessments ("dues")? (Check all that apply). | Yes | No | No Representation |
| Management Fees..... | ☒ | ☐ | ☐ |
| Exterior Building Maintenance of Property to be Conveyed..... | ☐ | ☒ | ☐ |
| Master Insurance..... | ☒ | ☐ | ☐ |
| Exterior Yard/Landscaping Maintenance of Lot to be Conveyed..... | ☐ | ☒ | ☐ |
| Common Areas Maintenance..... | ☒ | ☐ | ☐ |
| Trash Removal..... | ☐ | ☒ | ☐ |
| Recreational Amenity Maintenance (specify amenities covered) <u>Pool, clubhouse & playground</u> | ☒ | ☐ | ☐ |
| Pest Treatment/Extermination..... | ☐ | ☒ | ☐ |
| Street Lights..... | ☐ | ☒ | ☐ |
| Water..... | ☐ | ☒ | ☐ |
| Sewer..... | ☐ | ☒ | ☐ |
| Storm water Management/Drainage/Ponds..... | ☐ | ☒ | ☐ |
| Internet Service..... | ☐ | ☒ | ☐ |
| Cable..... | ☐ | ☒ | ☐ |
| Private Road Maintenance..... | ☐ | ☒ | ☐ |
| Parking Area Maintenance..... | ☒ | ☐ | ☐ |
| Gate and/or Security..... | ☐ | ☒ | ☐ |
| Other: (specify) _____ | | | |

Buyer Initials and Date

Owner Initials and Date

Buyer Initials and Date

Owner Initials and Date



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

Instructions to Property Owners

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

MINERAL AND OIL AND GAS RIGHTS DISCLOSURE

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

Yes No No Representation

--	--

Buyer Initials

1. Mineral rights were severed from the property by a previous owner.

☐ ☐ ☒

--	--

Buyer Initials

2. Seller has severed the mineral rights from the property.

☐ ☒

--	--

Buyer Initials

3. Seller intends to sever the mineral rights from the property prior to transfer of title to the Buyer.

☐ ☒

--	--

Buyer Initials

4. Oil and gas rights were severed from the property by a previous owner.

☐ ☐ ☒

--	--

Buyer Initials

5. Seller has severed the oil and gas rights from the property.

☐ ☒

--	--

Buyer Initials

6. Seller intends to sever the oil and gas rights from the property prior to transfer of title to Buyer.

☐ ☒

Note to Purchasers

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

Property Address: 3587 Cotton Field Court, Wake Forest, NC 27587

Owner's Name(s): Samuel M. Thomas and Michelle Thomas

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

Owner Signature: Samuel M. Thomas

dotloop verified
10/31/23 5:50 AM EDT
FJIT-YUJT-MRXH-WMG7

Date

Owner Signature: Michelle Thomas

dotloop verified
10/31/23 6:32 AM EDT
T8C-GYDM-ONNY-ELS1

Date

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

Purchaser Signature:

Date

Purchaser Signature:

Date

Seller is an ABSENTEE OWNER and
makes no representations or
warranties as to the condition of
the property.



STATE OF NORTH CAROLINA RESIDENTIAL PROPERTY AND OWNERS' ASSOCIATION DISCLOSURE STATEMENT

Instructions to Property Owners

- The Residential Property Disclosure Act (G.S. 47E) ("Disclosure Act") requires owners of residential real estate (single-family homes, individual condominiums, townhouses, and the like, and buildings with up to four dwelling units) to furnish buyers a Residential Property and Owners' Association Disclosure Statement ("Disclosure Statement"). This form is the only one approved for this purpose. A disclosure statement must be furnished in connection with the sale, exchange, option, and sale under a lease with option to purchase where the tenant does not occupy or intend to occupy the dwelling. A disclosure statement is not required for some transactions, including the first sale of a dwelling which has never been inhabited and transactions of residential property made pursuant to a lease with option to purchase where the lessee occupies or intends to occupy the dwelling. For a complete list of exemptions, see G.S. 47E-2.
- You must respond to each of the questions on the following pages of this form by filling in the requested information or by placing a check (✓) in the appropriate box. In responding to the questions, you are only obligated to disclose information about which you have actual knowledge.
 - If you check "Yes" for any question, you must explain your answer and either describe any problem or attach a report from an attorney, engineer, contractor, pest control operator or other expert or public agency describing it. If you attach a report, you will not be liable for any inaccurate or incomplete information contained in it so long as you were not grossly negligent in obtaining or transmitting the information.
 - If you check "No," you are stating that you have no actual knowledge of any problem. If you check "No" and you know there is a problem, you may be liable for making an intentional misstatement.
 - If you check "No Representation," you are choosing not to disclose the conditions or characteristics of the property, even if you have actual knowledge of them or should have known of them.
 - If you check "Yes" or "No" and something happens to the property to make your Disclosure Statement incorrect or inaccurate (for example, the roof begins to leak), you must promptly give the buyer a corrected Disclosure Statement or correct the problem.
- If you are assisted in the sale of your property by a licensed real estate broker, you are still responsible for completing and delivering the Disclosure Statement to the buyers; and the broker must disclose any material facts about your property which he or she knows or reasonably should know, regardless of your responses on the Disclosure Statement.
- You must give the completed Disclosure Statement to the buyer no later than the time the buyer makes an offer to purchase your property. If you do not, the buyer can, under certain conditions, cancel any resulting contract (See "Note to Buyers" below). You should give the buyer a copy of the Disclosure Statement containing your signature and keep a copy signed by the buyer for your records.

Note to Buyer: If the owner does not give you a Residential Property and Owners' Association Disclosure Statement by the time you make your offer to purchase the property, you may under certain conditions cancel any resulting contract without penalty to you as the buyer. To cancel the contract, you must personally deliver or mail written notice of your decision to cancel to the owner or the owner's agent within three calendar days following your receipt of the Disclosure Statement, or three calendar days following the date of the contract, whichever occurs first. However, in no event does the Disclosure Act permit you to cancel a contract after settlement of the transaction or (in the case of a sale or exchange) after you have occupied the property, whichever occurs first.

- In the space below, type or print in ink the address of the property (sufficient to identify it) and your name. Then sign and date.

Property Address: 3587 Cotton Field Court, Wake Forest, NC 27587

Owner's Name(s): Corporate Relocation International

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

Owner Signature: Sarah Cino Date: 10/31/2023

Owner Signature: Corporate Relocation International

Date

Buyers acknowledge receipt of a copy of this Disclosure Statement; that they have examined it before signing; that they understand that this is not a warranty by owners or owners' agents; that it is not a substitute for any inspections they may wish to obtain; and that the representations are made by the owners and not the owners' agents or subagents. Buyers are strongly encouraged to obtain their own inspections from a licensed home inspector or other professional. As used herein, words in the plural include the singular, as appropriate.

Buyer Signature: _____ Date: _____

Buyer Signature: _____ Date: _____

Property Address/Description: 3587 Cotton Field Court, Wake Forest, NC 27587

The following questions address the characteristics and condition of the property identified above about which the owner has **actual knowledge**. Where the question refers to "dwelling," it is intended to refer to the dwelling unit, or units if more than one, to be conveyed with the property. The term "dwelling unit" refers to any structure intended for human habitation.

	Yes	No	No Representation
1. In what year was the dwelling constructed? _____ Explain if necessary: _____			☐
2. Is there any problem, malfunction or defect with the dwelling's foundation, slab, fireplaces/chimneys, floors, windows (including storm windows and screens), doors, ceilings, interior and exterior walls, attached garage, patio, deck or other structural components including any modifications to them?.....	☐	☐	☐
3. The dwelling's exterior walls are made of what type of material? ☐ Brick ☐ Veneer ☐ Wood ☐ Stone ☐ Vinyl ☐ Synthetic Stucco ☐ Composition/Hardboard ☐ Concrete ☐ Fiber Cement ☐ Aluminum ☐ Asbestos ☐ Other _____ (Check all that apply)			☐
4. In what year was the dwelling's roof covering installed? _____ (Approximate if no records are available) Explain if necessary: _____			☐
5. Is there any leakage or other problem with the dwelling's roof?.....	☐	☐	☐
6. Is there any water seepage, leakage, dampness or standing water in the dwelling's basement, crawl space, or slab?.....	☐	☐	☐
7. Is there any problem, malfunction or defect with the dwelling's electrical system (outlets, wiring, panel, switches, fixtures, generator, etc.)?.....	☐	☐	☐
8. Is there any problem, malfunction or defect with the dwelling's plumbing system (pipes, fixtures, water heater, etc.)?.....	☐	☐	☐
9. Is there any problem, malfunction or defect with the dwelling's heating and/or air conditioning?.....	☐	☐	☐
10. What is the dwelling's heat source? ☐ Furnace ☐ Heat Pump ☐ Baseboard ☐ Other _____ (Check all that apply) Age of system: _____			☐
11. What is the dwelling's cooling source? ☐ Central Forced Air ☐ Wall/Window Unit(s) ☐ Other _____ (Check all that apply) Age of system: _____			☐
12. What are the dwelling's fuel sources? ☐ Electricity ☐ Natural Gas ☐ Propane ☐ Oil ☐ Other _____ (Check all that apply) If the fuel source is stored in a tank, identify whether the tank is ☐ above ground or ☐ below ground, and whether the tank is ☐ leased by seller or ☐ owned by seller. (Check all that apply)			☐
13. What is the dwelling's water supply source? ☐ City/County ☐ Community System ☐ Private Well ☐ Shared Well ☐ Other _____ (Check all that apply).....			☐
14. The dwelling's water pipes are made of what type of material? ☐ Copper ☐ Galvanized ☐ Plastic ☐ Polybutylene ☐ Other _____ (Check all that apply).....			☐
15. Is there any problem, malfunction or defect with the dwelling's water supply (including water quality, quantity, or water pressure)?.....	☐	☐	☐
16. What is the dwelling's sewage disposal system? ☐ Septic Tank ☐ Septic Tank with Pump ☐ Community System ☐ Connected to City/County System ☐ City/County System available ☐ Straight pipe (wastewater does not go into a septic or other sewer system [note: use of this type of system violates state law]) ☐ Other _____ (Check all that apply).....			☐
17. If the dwelling is serviced by a septic system, do you know how many bedrooms are allowed by the septic system permit? If your answer is "yes," how many bedrooms are allowed? _____ ☐ No records available	☐	☐	☐
18. Is there any problem, malfunction or defect with the dwelling's sewer and/or septic system?.....	☐	☐	☐
19. Is there any problem, malfunction or defect with the dwelling's central vacuum, pool, hot tub, spa, attic fan, exhaust fan, ceiling fans, sump pump, irrigation system, TV cable wiring or satellite dish, garage door openers, gas logs, or other systems?.....	☐	☐	☐
20. Is there any problem, malfunction or defect with any appliances that may be included in the conveyance (range/oven, attached microwave, hood/fan, dishwasher, disposal, etc.)?.....	☐	☐	☐

Buyer Initials and Date

Owner Initials and Date

DS
SC

10/31/2023

Buyer Initials and Date

Owner Initials and Date

Seller is an ABSENTEE OWNER and makes no representations or warranties as to the condition of the property.

- | | Yes | No | No
Representation |
|--|--------------------------|--------------------------|--------------------------|
| 21. Is there any problem with present infestation of the dwelling, or damage from past infestation of wood destroying insects or organisms which has not been repaired?..... | ☐ | ☐ | ☐ |
| 22. Is there any problem, malfunction or defect with the drainage, grading or soil stability of the property?..... | ☐ | ☐ | ☐ |
| 23. Are there any structural additions or other structural or mechanical changes to the dwelling(s) to be conveyed with the property?..... | ☐ | ☐ | ☐ |
| 24. Is the property to be conveyed in violation of any local zoning ordinances, restrictive covenants, or other land-use restrictions, or building codes (including the failure to obtain proper permits for room additions or other changes/improvements)?..... | ☐ | ☐ | ☐ |
| 25. Are there any hazardous or toxic substances, materials, or products (such as asbestos, formaldehyde, radon gas, methane gas, lead-based paint) which exceed government safety standards, any debris (whether buried or covered) or underground storage tanks, or any environmentally hazardous conditions (such as contaminated soil or water, or other environmental contamination) located on or which otherwise affect the property?..... | ☐ | ☐ | ☐ |
| 26. Is there any noise, odor, smoke, etc. from commercial, industrial, or military sources which affects the property? | ☐ | ☐ | ☐ |
| 27. Is the property subject to any utility or other easements, shared driveways, party walls or encroachments from or on adjacent property?..... | ☐ | ☐ | ☐ |
| 28. Is the property the subject of any lawsuits, foreclosures, bankruptcy, leases or rental agreements, judgments, tax liens, proposed assessments, mechanics' liens, materialmen's liens, or notices from any governmental agency that could affect title to the property?..... | ☐ | ☐ | ☐ |
| 29. Is the property subject to a flood hazard or is the property located in a federally-designated flood hazard area? | ☐ | ☐ | ☐ |
| 30. Does the property abut or adjoin any private road(s) or street(s)?..... | ☐ | ☐ | ☐ |
| 31. If there is a private road or street adjoining the property, is there in existence any owners' association or maintenance agreements dealing with the maintenance of the road or street?..... | ☐ | ☐ | ☐ |

If you answered "yes" to any of the questions listed above (1-31) please explain (attach additional sheets if necessary):

In lieu of providing a written explanation, you may attach a written report to this Disclosure Statement by a public agency, or by an attorney, engineer, land surveyor, geologist, pest control operator, contractor, home inspector, or other expert, dealing with matters within the scope of that public agency's functions or the expert's license or expertise.

The following questions pertain to the property identified above, including the lot to be conveyed and any dwelling unit(s), sheds, detached garages, or other buildings located thereon.

- | | Yes | No | No
Representation |
|--|--------------------------|--------------------------|--------------------------|
| 32. Is the property subject to governing documents which impose various mandatory covenants, conditions, and restrictions upon the lot or unit?..... | ☐ | ☐ | ☐ |
- If you answered "yes" to the question above, please explain (attach additional sheets if necessary):

- | | Yes | No | No
Representation |
|--|--------------------------|--------------------------|--------------------------|
| 33. 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 you answer is "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]: | ☐ | ☐ | ☐ |

• (specify name) _____ whose regular assessments ("dues") are \$ _____ per _____. The name, address and telephone number of the president of the owners' association or the association manager are _____

• (specify name) _____ whose regular assessments ("dues") are \$ _____ per _____. The name, address and telephone number of the president of the owners' association or the association manager are _____

Buyer Initials and Date		Owner Initials and Date	DS SC 10/31/2023
Buyer Initials and Date		Owner Initials and Date	

***If you answered "Yes" to question 33 above, you must complete the remainder of this Disclosure Statement. If you answered "No" or "No Representation" to question 33 above, you do not need to answer the remaining questions on this Disclosure Statement. Skip to the bottom of the last page and initial and date the page.**

	Yes	No	No Representation
34. Are any fees 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 your answer is "yes," please state the amount of the fees: _____	☐	☐	☐
35. As of the date this Disclosure Statement is signed, are there any dues, fees, or special assessments which have been duly approved as required by the applicable declaration or bylaws, and that are payable to an association to which the lot is subject? If your answer is "yes," please state the nature and amount of the dues, fees, or special assessments to which the property is subject: _____	☐	☐	☐
36. As of the date this Disclosure Statement is signed, are there any unsatisfied judgments against, or pending lawsuits <i>involving the property or lot to be conveyed</i> ? If your answer is "yes," please state the nature of each pending lawsuit, and the amount of each unsatisfied judgment: _____	☐	☐	☐
37. As of the date this Disclosure Statement is signed, are there any unsatisfied judgments against, or pending lawsuits <i>involving the planned community or the association to which the property and lot are subject</i> , with the exception of any action filed by the association for the collection of delinquent assessments on lots other than the property and lot to be conveyed? If your answer is "yes," please state the nature of each pending lawsuit, and the amount of each unsatisfied judgment: _____	☐	☐	☐
38. Which of the following services and amenities are paid for by the owners' association(s) identified above out of the association's regular assessments ("dues")? (Check all that apply).	Yes	No	No Representation
Management Fees.....	☐	☐	☐
Exterior Building Maintenance of Property to be Conveyed.....	☐	☐	☐
Master Insurance.....	☐	☐	☐
Exterior Yard/Landscaping Maintenance of Lot to be Conveyed.....	☐	☐	☐
Common Areas Maintenance.....	☐	☐	☐
Trash Removal.....	☐	☐	☐
Recreational Amenity Maintenance (specify amenities covered) _____	☐	☐	☐
Pest Treatment/Extermination.....	☐	☐	☐
Street Lights.....	☐	☐	☐
Water.....	☐	☐	☐
Sewer.....	☐	☐	☐
Storm water Management/Drainage/Ponds.....	☐	☐	☐
Internet Service.....	☐	☐	☐
Cable.....	☐	☐	☐
Private Road Maintenance.....	☐	☐	☐
Parking Area Maintenance.....	☐	☐	☐
Gate and/or Security.....	☐	☐	☐
Other: (specify) _____	☐	☐	☐

Buyer Initials and Date

Owner Initials and Date

10/31/2023

Buyer Initials and Date

Owner Initials and Date

Seller is an ABSENTEE OWNER and makes no representations or warranties as to the condition of the property.



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

Instructions to Property Owners

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

MINERAL AND OIL AND GAS RIGHTS DISCLOSURE

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

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

Note to Purchasers

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

Property Address: 3587 Cotton Field Court, Wake Forest, NC 27587

Owner's Name(s): Corporate Relocation International

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

Owner Signature: Sarah Lino Date: 10/31/2023

Owner Signature: _____ Date: _____

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

Purchaser Signature: _____ Date: _____

Purchaser Signature: _____ Date: _____

Seller is an ABSENTEE OWNER and makes no representations or warranties as to the condition of the property.

HOMEOWNER DISCLOSURE STATEMENT – US DOMESTIC HOMEOWNERHomeowner(s) Name(s): Samuel Thomas and Michelle Thomas

Property Address: 3587 Cotton Field Court, Wake Forest, NC 27587

Date: 10/11/23Approximate Age of Property: 9Date Purchased: 5/2019

In connection with my/our relocation, I/we make the following disclosures to the best of my/our knowledge regarding my/our property with the knowledge that even though this is not a warranty, prospective buyers may rely on this information in deciding whether or on what terms to purchase the property. I/we further understand that an offer to purchase will not be made until this disclosure is completed.

1. HOUSE SYSTEMS**Are there any problems affecting:**

Electrical Wiring

Yes

No

Air Conditioning / Cooling System

Plumbing

Heating

Pool / Hot Tub / Spa

Appliances

Floors

Water Systems (Well)

Sprinkler Systems

Chimney / Fireplace

2. LAND / FOUNDATION

Is the property located on filled or expansive soil?

Yes

No

Have any sliding, settling, earth movement, upheaval or earth problems occurred on your property or in the immediate neighborhood?

Are there any defects or problems relating to the foundation/basement?

Has a water or dampness condition ever existed in your basement/crawl space?

Sprinkler Systems

Chimney / Fireplace

3. ROOF

How many years old is the roof?

Yes

No

Has the roof ever leaked during your ownership?

Has the roof been replaced or repaired during your ownership?

Are there any problems with the roof?

4. SEWAGE

Is the property connected to a public sewer system?

Yes

No

Is there a septic tank/cesspool system servicing this property?

If yes, when was it last serviced?

Do you know of any problems relating to the septic tank/cesspool/sewer system?

Yes

No

6/2020

5. DRAINAGE/WATER

Is this property located in a flood plain zone?

Has the property ever had a drainage or flooding problems?

Have any properties in the immediate neighborhood had drainage/flooding problems?

Yes

No

6. BOUNDARIES

Have you ever had a survey of your property done? (No explanation required)

Are the boundaries of your property marked in any way? (If yes, please describe on separate sheet)

Yes

No

7. ADDITIONS/REMODELS

Were any structural additions, changes or repairs made to the property by former owners without obtaining all necessary permits and government approvals?

Have you ever made any structural additions, changes or repairs to the property?

Have you obtained all the necessary permits and government approvals?

Yes

No

8. HOMEOWNERS ASSOCIATION

Is the property subject to rules and regulations of any homeowner's association?

Are there any problems relating to any common areas?

Are there any conditions which may result in an increase in taxes or assessments?

Are there any pending threatened claims / lawsuits against the Homeowners Association?

Yes

No

9. NEIGHBORHOOD

	Yes	No
Is there any unusual amount of noise from any source (for example, airplanes, traffic, schools, or business) that affects the property?	☐	☒
Are there any other neighborhood conditions or problems affecting the property?	☐	☒
Please Explain:		

10. MISCELLANEOUS

	Yes	No
Does the property now contain, or has it ever contained any toxic substances, asbestos, or lead paint?	☐	☒
If yes, where?		
Does the property now contain, or has it ever contained any underground tanks?	☐	☒
If yes, where?		
Are there any violations of local, state or federal government laws or regulations relating to this property?	☐	☒
Have any termite/pest control reports on the property been prepared in the last five years?	☐	☒
Are there any encroachments, overlaps, boundary line disputes or unrecorded easements relating to this property?	☐	☒
Are there any existing or threatened legal actions affecting this property?	☐	☒
Are there any past or present problems with driveways, walkways, patio, sea walls, fences retaining walls, party walls on the property or adjacent properties?	☐	☒
Is the property located on an earthquake fault? (No explanation required)	☐	☒
Are there any bonds or assessments affecting this property?	☐	☒
Does the house have central air conditioning? (No explanation required)	☒	☐
Is the residence equipped with an operable smoke detector? (no explanation required)	☒	☐
Are any of the property's systems (alarm, water softener, etc.) leased or rented?	☐	☒
Have there been any significant repairs made to the property or to any of its systems or components within the last five years? (If yes please describe using additional sheets if necessary)	☐	☒
Is the property next to or in close proximity of a dump, junk yard or toxic disposal site?	☐	☒
Has the property been tested for radon gas?	☐	☒

11. REPORTS

Please attach copies of all existing reports and documents relating to this property including:

- Survey
- Structural Inspection Report(CC&R's)
- Building Permits
- Septic
- Soil Report Association

- Termites / Pest Control
- Engineering Reports contracts
- Radon Inspection Reports
- Disclosure Statements
- Homeowners Association Documents
 - Conditions, Covenants & Restrictions
 - Articles
 - Bylaws
 - Financial Statements of Homeowners
 - Statement re: Assessments
- Pest control warranties or maintenance
- Other: _____

11. GENERAL CONDITION

Do you know of any other facts, conditions, circumstances which may affect the value, beneficial use or desirability of this property? (If yes, please describe using additional sheets if necessary)

Yes

No

✓

The above information is true to the best of my/our knowledge and, except as set forth herein, no material problems exist with respect to the property as of the date set forth above, I/we hereby authorize the furnishing of the foregoing information to any prospective purchaser.

 10/11/23

Samuel Thomas Seller Signature / Date

DocuSigned by:

Sarah Cino

10/13/2023

Buyer Signature/Date

Corporate Relocation International

Seller Signature / Date

Buyer Signature/Date