

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

Property Address/Description: 133 Wagon Wheel Cir, Louisburg, NC, 27549
 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 _____

REC 4.22
REV 5/24

1

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

	Yes	No	NR	
A1. Is the property currently owner-occupied? Date owner acquired the property: <u>04/28/2026</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>1999</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
Foundation	☐	☐	☐	☒
Slab	☐	☐	☐	☒
Patio	☒	☐	☐	☐
Floors	☐	☐	☐	☒
Windows	☐	☐	☐	☒
Doors	☐	☐	☐	☒
Ceilings	☐	☐	☐	☒
Deck	☒	☐	☐	☐
Attached Garage	☒	☐	☐	☐
Fireplace/Chimney	☐	☐	☐	☒
Interior/Exterior Walls	☐	☐	☐	☒
Other: _____	☐	☐	☐	☐

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

A5. Seller does not know installation dates. A9. Seller installed new carpets and sheet vinyl flooring in various locations before sale. Buyer and buyer's agent to independently verify.

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 _____

REC 4.22
REV 5/24

2

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: Red Bird UOC

☐

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: Unknown

☒

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):

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

REC 4.22
REV 5/24

3

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:	☐	☐	☐	☒

Not all appliances are working.

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 _____

REC 4.22
REV 5/24

4

	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 CC&Rs

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

REC 4.22
REV 5/24

5

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.

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>Lake Royale Property Owners Association, Inc.</u> whose regular assessments ("dues") are \$ <u>1252.44</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>FirstService Residential (NC), address: 5970 Fairview Rd Ste 710 Charlotte, NC 28210, phone number: (800) 870-0010 and website: unknown.</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: _____	Yes ☒ No ☐ NR ☐
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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 06/08/2026
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 _____



FirstService Residential
5970 Fairview Road, Ste. 710
Charlotte, NC 28210
(800) 870-0010 • Fax: (704) 527-1304



Memorandum

April 22, 2026

TO: devon.bursch@gmail.com
FR: Resale Department
RE: Important Information Regarding Transfer of Title to New Owners

Attached is the completed Certificate you recently requested from FirstService Residential. Please review it carefully.

An updated resale certificate is required to be ordered two (2) days prior to Settlement. If an updated resale certificate is not requested, and there is a balance due on the seller's account, the settlement agent will be responsible for these fees.

1 update(s) may be obtained within 30 days of the original order date at no additional charge. If an update is requested after 30 days or additional updates are required, a processing fee will apply. No updates will be issued after 60 days of the original order date. To order an update please login to your account at <http://secure.welcomelink.com/resale/mg/ae> and access "My Orders" to request the update.

PLEASE NOTE: Verbal updates will not be provided; please do not request them.

IMPORTANT: Our goal is to process closing paperwork as quickly and efficiently as possible. Following these instructions will allow this transfer to be a smooth process for both buyer and seller. The following items are **required** to be returned to the address noted below within two (2) business days of the closing:

FirstService Residential Carolinas, Inc. Attn: Settlements 5970 Fairview Road, Suite 710, Charlotte, NC 28210

1. The complete signed original Resale Certificate
2. A copy of the HUD1, ALTA or Settlement Statement
3. The completed Remittance Page
4. Monies Due (Separate checks for each item- must be certified funds, Title Company or Attorney Check)
5. Completed Census Form (if included in the package)
6. Age Verification (if applicable to the Association)

Be sure to submit separate checks for all monies due, as noted on the Resale Certificate. If separate checks are not received, the improper payment will be returned and separate checks will be requested. This will delay the transfer process.

Please ensure that all parties attending settlement understand the importance of promptly completing and forwarding to us the items requested above. Timely completion of this process is necessary for: 1) accurate billing to the new owner; 2) accurate and timely mailing of important communications from the Association's Board of Directors to the new owners; and 3) establishment of the new owner's access to Association Facilities.

In addition, please note that issuance of this Resale Disclosure Package is contingent upon full payment of all processing fees associated with this transfer. If any payment submitted is not honored, the Certificate will be invalid.

As always, we appreciate the opportunity to serve you. If you have questions regarding your Resale & Lending Documents, please contact the Resale Department at (800) 870-0010.

Thank you in advance for your cooperation!

FirstService Residential



Settlement Remittance Page
(Required to be completed and Returned to Management)

REMITTANCE ADDRESS:

FirstService Residential
Attn: Settlements
597 Fairview Rd. Ste 710
Charlotte, NC 28210

Instructions: The Settlement Agent is required to complete the remittance form and return it to the address above within two business days after the settlement takes place. It must include all applicable closing payments (separate checks for each item) and one of the following closing documents HUD1, ALTA Statement, Settlement Statement or Deed.

Please instruct the seller to stop automatic payments upon closing.

Settlement Date:	
Complete Unit Address:	
Seller's Name(s):	
Seller's Address: (required for refunds)	
Buyer's Name(s):	
Buyer's Phone Number:	
Buyer's Email:	
Buyers Billing Address: (if different from unit)	

Settlement Agent's Name:	
Settlement Agent's Phone:	
Settlement Agent's Email:	

Note: Failure to submit the required documents will result in delays in updating owner accounts.



FirstService Residential
5970 Fairview Road, Ste. 710
Charlotte, NC 28210
(800) 870-0010 • Fax: (704) 527-1304



Resale Certificate

AE-A04173

Lake Royale Property Owners Association, Inc.
This certificate has been prepared on April 22, 2026
on behalf of [REDACTED] owner(s) of
133 Wagon Wheel Cir, Louisburg, NC 27549
Purchaser is Opendoor Property Trust I, a Delaware Statutory Trust

Fees due from Seller

Fees payable to Lake Royale Property Owners Association, Inc.. Separate checks are required for each line item - must be certified funds.

Balance for account 408-LYWAGO-0133-01 through 04/22/2026 **\$1,102.44**
Balance includes 2026 annual dues

The above amount due is at the time of preparation of this certificate. Additional fees may be assessed to the account between the above date and the date of settlement. You are required to obtain an update no later than 2 (two) days prior to settlement. If an updated resale certificate is not requested, and there is a balance due on the seller's account, the settlement agent may be responsible to the association, seller, or buyer for these fees as permitted by state law.

Please note: No refunds or credits will be issued by FirstService Residential. Any adjustment to the maintenance account must be made between the buyer and seller at closing.

Fees due from Buyer

Fees payable to Lake Royale Property Owners Association, Inc.. Separate checks are required for each line item - must be certified funds.

Payable to FirstService Residential: **\$50.00**
New Account Set Up Fee - must be a separate check

THE FOLLOWING ITEMS ARE REQUIRED TO BE RETURNED TO THE ADDRESS NOTED BELOW WITHIN TWO (2) BUSINESS DAYS OF THE CLOSING:

1. The complete signed original Resale Certificate(3407/5407)
2. A copy of the HUD1, ALTA or Settlement Statement
3. The completed Remittance Page
4. Monies Due (Separate checks for each item- must be certified funds, Title Company or Attorney Check)
5. Completed Census Form (if included in the package)
6. Age Verification (if applicable to the Association)

**FirstService Residential Carolinas, Inc. Attn: Settlements 5970 Fairview Road, Suite 710,
Charlotte, NC 28210**



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Resale Certificate (continued)

AE-A04173

Lake Royale Property Owners Association, Inc.
This certificate has been prepared on April 22, 2026
on behalf of [REDACTED] owner(s) of
133 Wagon Wheel Cir, Louisburg, NC 27549
Purchaser is Opendoor Property Trust I, a Delaware Statutory Trust

Assessment Information

The following is a statement setting forth the amount of all common expense assessments and any other fees or charges currently imposed by the unit owners' association and payable by unit owner(s).

Assessment: **\$1,252.44 due Annually on the 1st day of the payment period**

Late Charge: **\$25.00 and/or 1.5% will be attached to any assessment received 15 day(s) after due date**

Monthly assessments will accrue at the amount stated above, subject to change in any new budget adopted, and are due payable by the Selling Unit Owner until conveyance of the Selling Unit.

Insurance Information

For information on insurance maintained by the association, please contact:

Company: **Hodges Insurance Agency, Inc.**
Contact: **Emily Hodges 120 North Main Street Louisburg, NC 27549 919-496-5155 919-496-2723 fax**

Violation Information

The following is a statement as to whether the executive board has knowledge that any alterations or improvements to the unit or to the limited common elements assigned thereto violate any provision of the declaration.

There are no known violations at the time of sale.

Please be advised that if the unit is sold and is not in compliance with the association's governing documents, the buyer assumes the responsibility for an existing violation(s) known or unknown to the association.

Certificate Preparation Information

The following is a statement including the disclosure fee charged for the preparation of this certificate and any subsequent documentation.

Service Requested: **Rush (2 business days) Resale Processing**
Requested By: **Devon Roberts**
Company:
Amount Paid: **\$450.00**
Settlement Date: **04/24/2026**
Purchase Price: **\$266,400.00**



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Resale Certificate (continued)

AE-A04173

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Other Disclosures

The following is a statement disclosing the effect on the proposed disposition of any right of first refusal or other restraint on the free alienability of the unit.

The association DOES NOT have the right to first refusal on the sale of all units.

The following is a statement of the amount of reserves for capital expenditures and of any portion of those reserves designated by the association for any specified projects. In addition a statement of any capital expenditures proposed by the association for the current and next 2 succeeding fiscal years.

The amount of the association's reserve fund as of the beginning of the current quarter is: \$2,432,129.73

Listed are the capital expenditures anticipated within the current fiscal year: Contact on-site management

Listed are the capital expenditures anticipated within the two next succeeding fiscal years: Contact on-site management

The following is a statement of any judgments against the association and/or the existence of any pending suits to which the council of unit owners is a party.

There are no current legal judgments or suits pending with the association. The same should be verified through review of the title search documents, as to judgments and consultation with the Association's attorney as to any pending, concluded or imminent law suits.

The following is a statement as to whether the executive board has knowledge of any violations of applicable government requirements or knowledge of the existence of any hazardous conditions with respect to the unit, the limited common elements assigned to the unit or any other portion of the planned community.

There are none known to the association.

The following is a statement of the remaining term of any leasehold estate affecting the planned community and the provisions governing any extensions or renewal thereof.

The units owned are FEE-SIMPLE estates.

The following is a statement as to whether the declaration provides for cumulative voting or class voting.

The association provides for Cumulative Voting.

The following is a statement as to whether an agreement to terminate the planned community has been submitted to the unit owners for approval and remains outstanding.

The Association HAS NOT submitted an agreement to terminate the planned community.



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Resale Certificate (continued)

AE-A04173

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The following is a statement as to whether the planned community is a master association or part of a master association or could become a master association or part of a master association.

This association is not a master association, it is not part of a master association, and the Association documents do not allow the community to become a master association or part of a master association.

If the property is governed by more than one association, the owner is responsible for obtaining a separate disclosure statement for each association.

The following is a statement describing which units, if any, may be owned in time-share estates and the maximum number of time-shares that may be created in the planned community.

The association DOES NOT allow for units in the community to be owned as time-share estates.

A statement of whether the declarant retains the special declarant right to cause a merger or consolidation of the planned community and, if so, the information describing such right which was supplied by the declaration (relating to contents of declaration; all planned communities), if any.

The declarant DOES NOT retain the special declarant right to cause a merger or consolidation of the association.

Additional Information

In addition to the above mentioned please note the following:

ATTENTION CLOSING AGENT AND BUYER: After closing, new property owner's must to come to the POA office to do an onboarding process with the Administrative Staff. They will need to bring the closing statement, copy of the deed, and ID's. Onboarding Hours are M-F 8:30am - 4:30pm. The address: 101 Cheyenne Dr, Louisburg, NC 27549. Tel: 252-478-4121
****NOTE: OWNERS WITH MORE THAN 2 NAMES ON THE DEED WILL BE ASSESSED AN ADDITIOANAL 1/2 ANNUAL ASSESSMENT IN ADDITION TO THE ANNUAL ASSESSMENT.**

Association Disclosure: The Association's Fiscal Year is April 1st through March 31st annually

**** ALL SELLERS WHO ARE CURRENTLY PARTICIPATING IN THE AUTOMATIC PAYMENT EITHER WITH CLICKPAY OR YOUR PERSONAL BANK FOR THE PAYMENT OF MAINTENANCE/ASSOCIATION FEES MUST LOG INTO THEIR ACCOUNT TO TERMINATE AUTOMATIC PAYMENTS FOLLOWING SETTLEMENT.****

The Dues/Recurring Assessment listed above is for the current fiscal year. Fees are subject to change as new budgets are finalized and/or special assessments are approved.



FirstService Residential
5970 Fairview Road, Ste. 710
Charlotte, NC 28210
(800) 870-0010 • Fax: (704) 527-1304



Resale Certificate (continued)

AE-A04173

Lake Royale Property Owners Association, Inc.
This certificate has been prepared on April 22, 2026
on behalf of [REDACTED] owner(s) of
133 Wagon Wheel Cir, Louisburg, NC 27549
Purchaser is Opendoor Property Trust I, a Delaware Statutory Trust

Certification

I certify that, to the best of my knowledge and belief, the information and statements contained on this form and attachments (if applicable) are true and correct. The responses herein are made in good faith and to the best of my ability as to their accuracy.

Marlayna Bohrman

FirstService Residential
Resale Department

All the assessments must be paid in full to the association at the closing. A signed original, HUD-1, copy of certificate of occupancy, copy of deed and all monies must be submitted to FirstService Residential within ten (10) days of closing date. Official ownership records cannot be changed without this information.



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Resale Certificate

AE-A04173

Lake Royale Property Owners Association, Inc.
This certificate has been prepared on April 22, 2026
on behalf of [REDACTED] owner(s) of
133 Wagon Wheel Cir, Louisburg, NC 27549
Purchaser is Opendoor Property Trust I, a Delaware Statutory Trust

Return Form

Buyer(s) Name(s):
Buyer Phone:
Buyer Email Address:

Buyer, please provide the following information regarding insurance policy.

Insurance Agent: Agent Phone Number:
Policy Number: Renew Date:

If your address is different from the purchase address above, please note below.

Address:

City, State Zip:

Purchaser acknowledges receipt of the Resale Certificate and relevant Governing Documents, which include the Declarations/Mater Deed, Bylaws, Rules and Regulations, applicable to the unit property. If documents are lost or misplaced, please contact the community manager to see how they may be replaced. Purchaser should contact the community manager directly with regard to new or proposed resolutions, rule changes or governing document changes.

Purchaser understands and agrees that the Association will levy all assessments against the premises to be paid monthly/quarterly/semiannually/annually by the purchaser, commencing from the closing date, to cover all costs of ownership and common area property maintenance.

Purchaser acknowledges the need to undertake final verification with the Title Company and Association just prior to the closing and the prudence of seeking advice of independent legal counsel.

Purchaser's Signature: Settlement Date:

Seller's Future Address (required, in case of refund):

Seller's Signature: Settlement Date:



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Resale Certificate (continued)

AE-A04173

Lake Royale Property Owners Association, Inc.
This certificate has been prepared on April 22, 2026
on behalf of [REDACTED] owner(s) of
133 Wagon Wheel Cir, Louisburg, NC 27549

Purchaser is Opendoor Property Trust I, a Delaware Statutory Trust

The following items are required to be returned to the address noted below within two (2) business days of the closing:
FirstService Residential Carolinas, Inc. Attn: Settlements 5970 Fairview Road, Suite 710, Charlotte, NC 28210

1. The complete signed original Resale Certificate(3407/5407)
2. A copy of the HUD1, ALTA or Settlement Statement
3. The completed Remittance Page
4. Monies Due (Separate checks for each item- must be certified funds, Title Company or Attorney Check)
5. Completed Census Form (if included in the package)
6. Age Verification (if applicable to the Association)

Be sure to submit separate checks for all monies due, as noted on the Resale Certificate. If separate checks are not received, the improper payment will be returned and separate checks will be requested. This will delay the transfer process.