NORTH CAROLINA REAL ESTATE COMMISSION

Residential Property And Owners' Association Disclosure Statement

Protecting the Public Interest in Real Estate Brokerage Transactions

Property Address/Description: 7333 Barberry Ct, Raleigh, NC, 27615

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 ________

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

Question	Yes	No	NR
A1. Is the property currently owner-occupied? Date owner acquired the property: 06/22/2026 If not owner-occupied, how long has it been since the owner occupied the property? never occupied	[ ]	[X]	[ ]
A2. In what year was the dwelling constructed? 1975			[ ]
A3. Have there been any structural additions or other structural or mechanical changes to the dwelling(s)?	[ ]	[X]	[ ]
A4. The dwelling's exterior walls are made of what type of material? (Check all that apply) [ ] Brick Veneer [ ] Vinyl [ ] Stone [X] Fiber Cement [ ] Synthetic Stucco [ ] Composition/Hardboard [ ] Concrete [ ] Aluminum [ ] Wood [ ] Asbestos [ ] Other hardie_plank			[ ]
A5. In what year was the dwelling's roof covering installed? Unknown			[X]
A6. Is there a leakage or other problem with the dwelling's roof or related existing damage?	[ ]	[X]	[ ]
A7. Is there water seepage, leakage, dampness, or standing water in the dwelling's basement, crawl space, or slab?	[ ]	[ ]	[X]
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?	[ ]	[ ]	[X]

A9. Is there a problem, malfunction, or defect with the dwelling's:

	NA	Yes	No	NR		NA	Yes	No	NR		NA	Yes	No	NR
Foundation	[ ]	[ ]	[ ]	[X]	Windows	[ ]	[ ]	[X]	[ ]	Attached Garage	[X]	[ ]	[ ]	[ ]
Slab	[ ]	[ ]	[ ]	[X]	Doors	[ ]	[ ]	[X]	[ ]	Fireplace/Chimney	[ ]	[ ]	[X]	[ ]
Patio	[ ]	[ ]	[X]	[ ]	Ceilings	[ ]	[ ]	[X]	[ ]	Interior/Exterior Walls	[ ]	[ ]	[X]	[ ]
Floors	[ ]	[ ]	[X]	[ ]	Deck	[ ]	[ ]	[X]	[ ]	Other: ______	[ ]	[ ]	[X]	[ ]

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

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SECTION B.
HVAC/ELECTRICAL

Question	Yes	No	NR
B1. Is there a problem, malfunction, or defect with the dwelling's electrical system (outlets, wiring, panels, switches, fixtures, generator, etc.)?	[ ]	[ ]	[X]
B2. Is there a problem, malfunction, or defect with the dwelling's heating and/or air conditioning?	[ ]	[ ]	[X]
B3. What is the dwelling's heat source? (Check all that apply; indicate the year of each system manufacture) [ ] Furnace [____# of units] Year: _____ [X] Heat Pump [____# of units] Year: _____ [ ] Baseboard [____# of bedrooms with units] Year: _____ [X] Other: ________________ Year: _____			[ ]

Buyer Initials ________________ Owner Initials BB

Buyer Initials ________________ Owner Initials ________________

	Yes	No	NR
B4. What is the dwelling's cooling source? (Check all that apply; indicate the year of each system manufacture) [X] Central Forced Air: Split System Year: Unknown [ ] Wall/Windows Unit(s): __________ Year: Unknown [ ] 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):

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SECTION C.
PLUMBING/WATER SUPPLY/SEWER/SEPTIC

	Yes	No	NR
C1. What is the dwelling's water supply source? (Check all that apply) [X] City/County [ ] Shared well [ ] Community System [ ] Private well [ ] Other: ____________________ If the dwelling's water supply source is supplied by a private well, identify whether the private well has been tested for: (Check all that apply). [ ] Quality [ ] Pressure [ ] Quantity If the dwelling's water source is supplied by a private well, what was the date of the last water quality/quantity test? ______________________________			[ ]
C2. The dwelling's water pipes are made of what type of material? (Check all that apply) [X] Copper [ ] Galvanized [ ] Plastic [ ] Polybutylene [ ] Other: ________________________			[ ]
C3. What is the dwelling's water heater fuel source? (Check all that apply; indicate the year of each system manufacture) [ ] Gas: ______ [ ] Electric: ______ [ ] Solar: ______ [ ] Other: __________			
C4. What is the dwelling's sewage disposal system? (Check all that apply) [ ] Septic tank with pump [ ] community system [ ] Septic tank [ ] Drip system [X] Connected to City/County System [ ] City/County system available [ ] Other: ___________ [ ] Straight pipe (wastewater does not go into a septic or other sewer system) *Note: Use of this type of system violates State Law. If the dwelling is serviced by a septic system, how many bedrooms are allowed by the septic system permit? __________ [ ] No Records Available Date the septic system was last pumped: ___________________________			[ ]

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

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

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

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Buyer Initials ________________ Owner Initials BB______________

Buyer Initials ________________ Owner Initials ________________

SECTION D.
FIXTURES/APPLIANCES

	Yes	No	NR
D1. Is the dwelling equipped with an elevator system? If yes, when was it last inspected? ______ Date of last maintenance service: ______	☐	☐	☒

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

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

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

D2) HVAC system — service in progress.

SECTION E.
LAND/ZONING

	Yes	No	NR
E1. Is there a problem, malfunction, or defect with the drainage, grading, or soil stability of the property?	☐	☐	☒
E2. Is the property in violation of any local zoning ordinances, restrictive covenants, or local land-use restrictions (including setback requirements?)	☐	☐	☒
E3. Is the property in violation of any building codes (including the failure to obtain required permits for room additions or other changes/improvements)?	☐	☐	☒
E4. Is the property subject to any utility or other easements, shared driveways, party walls, encroachments from or on adjacent property, or other land use restrictions?	☐	☐	☒
E5. Does the property abut or adjoin any private road(s) or street(s)?	☐	☐	☒
E6. If there is a private road or street adjoining the property, are there any owners' association or maintenance agreements dealing with the maintenance of the road or street? ☒ NA	☐	☐	☒

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

SECTION F.
ENVIRONMENTAL/FLOODING

	Yes	No	NR
F1. Is there hazardous or toxic substance, material, or product (such as asbestos, formaldehyde, radon gas, methane gas, lead-based paint) that exceed government safety standards located on or which otherwise affect the property?	☐	☐	☒

Buyer Initials ________ Owner Initials BB

Buyer Initials ________ Owner Initials ________

	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):

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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):

Although public record indicates that the Six Forks North subdivision does not have an active or mandatory HOA, it does not mean that the property is not subject to the outlined in G3.)

Buyer Initials ________ Owner Initials BB
Buyer Initials ________ Owner Initials ________

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.

Question	Yes	No	NR
H1. Is the property subject to regulation by one or more owners' association(s) including, but not limited to, obligations to pay regular assessments or dues and special assessments? If "yes," please provide the information requested below as to each owners' association to which the property is subject [insert N/A into any blank that does not apply]: a. (specify name) ________________ whose regular assessments ("dues") are $ ________ per ________ . The name, address, telephone number, and website of the president of the owners' association or the association manager are: ________________ b. (specify name) ________________ whose regular assessments ("dues") are $ ________ per ________. The name, address, telephone number, and website of the president of the owners' association or the association manager are: ________________ c. Are there any changes to dues, fees, or special assessment which have been duly approved and to which the lot is subject? If "yes," state the nature and amount of the dues, fees, or special assessments to which the property is subject: ________________	X		
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: ________________		X	
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: ________________		X	
H4. Is there any unsatisfied judgment or pending lawsuits against the association? If "yes," state the nature of each unsatisfied judgment or pending lawsuit:		X	

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

Although public record indicates that the Six Forks North subdivision does not have an active or mandatory HOA, it does not mean that the property is not subject to the outlined in G3.)

Any fireplace conveys in current (as-is) condition. Seller to make no repairs. No known issues. Any windows with possible blown seals to convey in current (as-is) condition

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 07/14/2026

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 ________

PROPERTY FLOOD RISK REPORT

FEMA National Flood Hazard Layer (NFHL) — Official Data Source

Report No.	Created	Purpose
FZD-9147C2F8	July 14, 2026	Seller Disclosure

PROPERTY IS NOT UNDER FLOOD ZONE

This property is NOT UNDER a FEMA flood zone

SECTION 1 — PROPERTY INFORMATION

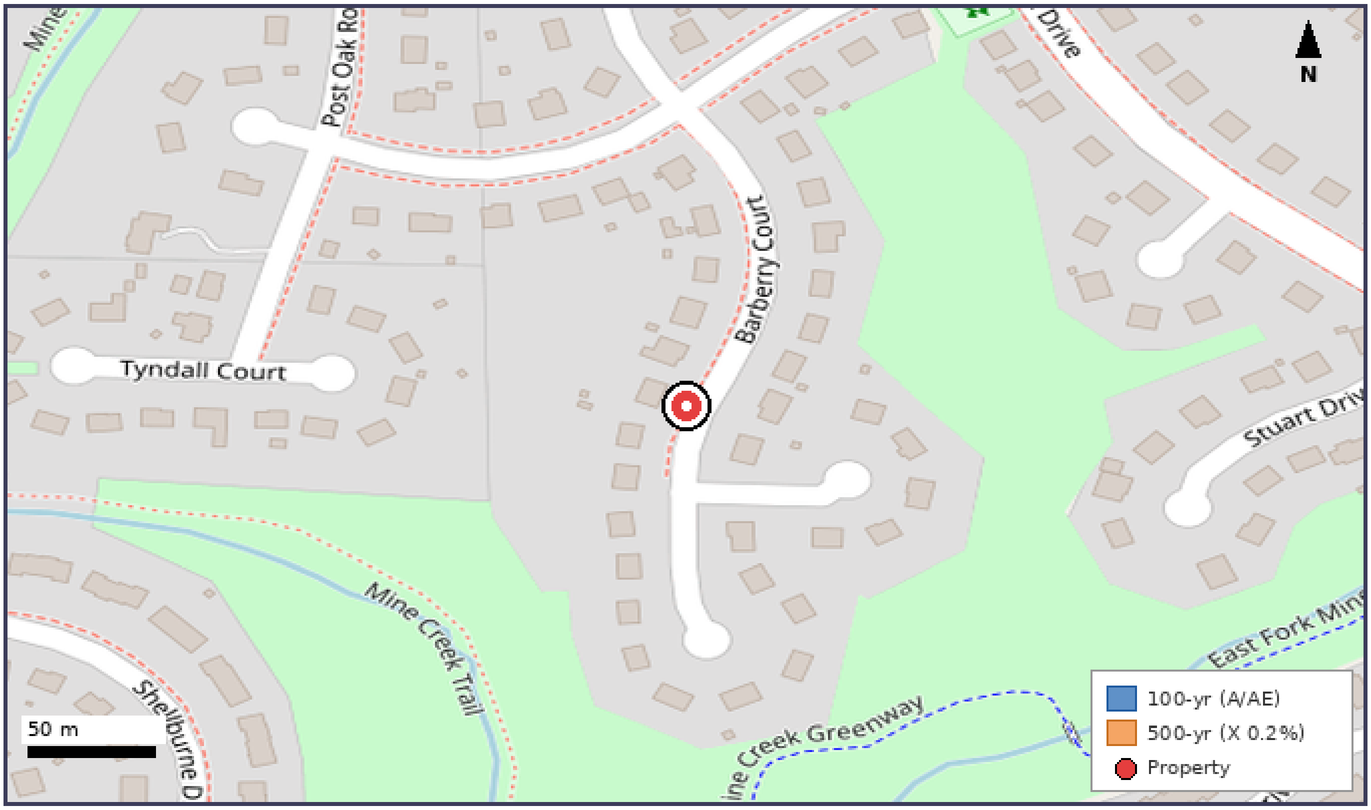
Submitted Address:	7333 Barberry Ct, Raleigh, NC 27615
Geocoded Match:	7333 BARBERRY CT, RALEIGH, NC, 27615
Latitude:	35.874189
Longitude:	-78.651680

SECTION 2 — FLOOD ZONE DETERMINATION

Determination:	**This property is NOT UNDER a FEMA flood zone**
FEMA Flood Zone:	X (Outside SFHA)
Zone Sub-Type:	AREA OF MINIMAL FLOOD HAZARD
SFHA (Special Flood Hazard Area):	No
FIRM Panel:	3720170700K *(eff. Jul 19, 2022)*
Flood Insurance Requirement:	Not required
Multi-Point Coverage Analysis:	5-point coverage sample (center + 4 offsets at ~50m N/S/E/W) classified as: **0 BLUE** (100-yr) · **0 ORANGE** (500-yr) · **5 MINIMAL**

SECTION 2A — PROPERTY MAP WITH FEMA FLOOD OVERLAY

FEMA flood zones rendered as semi-transparent overlay on OpenStreetMap base layer. The red pin marks the property at 35.874189, -78.651680. Blue shading indicates 100-year (high-risk) zones; orange shading indicates 500-year (0.2% annual chance) zones.



SECTION 3 — DATA SOURCES

Primary Source:	FEMA NFHL Layer 28 (Flood Hazard Zones), Layer 3 (FIRM Panels), Layer 34 (LOMAs), Layer 1 (LOMRs)
Service Endpoint:	hazards.fema.gov/arcgis/rest/services/public/NFHL/MapServer
Geocoding:	U.S. Census Bureau Geocoder + OSM Nominatim cross-check
Map Base Layer:	OpenStreetMap (© OpenStreetMap contributors)
Verification Method:	5-Point Coverage Analysis (center + 4 cardinal offsets at ~50m, point-in-polygon query against FEMA NFHL, WGS 84 / EPSG:4326) + 50m envelope cross-check + LOMA/LOMR registry lookup
Verified On:	2026-07-14 16:11 UTC

SECTION 4 — FLOOD INSURANCE GUIDANCE

This property is located **outside mapped FEMA flood hazard areas** — neither in the high-risk 100-year zone nor the moderate-risk 500-year zone.

Federal mandate: Flood insurance is not federally required.

Optional coverage: Flood damage is excluded from standard homeowners insurance. NFIP Preferred Risk Policies are available at the lowest premium tier for minimal-risk properties.

Note: Flood risk can exist outside mapped zones due to local drainage issues, storm surge, or evolving conditions. Discuss with a licensed insurance agent if the property is near waterways or low-lying terrain.

SECTION 5 — LEGAL DISCLAIMER

This Property Flood Risk Report is generated from publicly available FEMA National Flood Hazard Layer (NFHL) data and is provided for informational purposes (e.g., real-estate seller disclosure, preliminary due diligence). **This document is NOT the Standard Flood Hazard Determination Form (SFHDF) required for federally-backed mortgage loan determinations pursuant to 42 U.S.C. § 4012a (Flood Disaster Protection Act).** Lenders and federal agencies must use the official **FEMA Form FF-206-FY-22-152** (Standard Flood Hazard Determination Form), completed by a qualified flood-zone determination provider. FEMA flood maps are subject to revision; effective panels and Letters of Map Change (LOMC/LOMA/LOMR) should be verified at msc.fema.gov. The issuer assumes no liability for decisions made in reliance on this informational summary.

Data Source: FEMA National Flood Hazard Layer (hazards.fema.gov) · **Report No.:** FZD-9147C2F8