

Please use the following checklist to ensure your sales agreement is in its entire executed package BEFORE emailing it into Company's assigned Relocation Consultant.

- **Purchase/Offer/Sales Agreement:**
 - Signed by Purchaser(s) only, with Sirva Relocation, LLC named as the "Seller."
 - Transferee will VERBALLY negotiate the sales agreement with the Purchaser(s)

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- Transferee's name **must NOT** appear as the "Seller" on any sales agreements
- Company's assigned Relocation Consultant will sign the Purchaser(s) offer/sales agreement, once the Transferee/Owner of Record has signed their mirrored Contract of Sale with Company.

PLEASE NOTE: Seller will not accept any sales agreement that is contingent on the sale of the Purchaser's home. Seller will only accept offers contingent on the closing of the Purchaser's home which must be accompanied by the following two requirements:

- 1) A copy of the Purchaser's fully executed sales agreement for the purchase of their property with their buyer, and
- 2) Proof of the Purchaser's buyer financing

Note: It is also preferred that the Purchaser's buyer is already past their inspection period.

- **Closing and Possession must be the same date. Provide an actual closing date which should be no more than 45 days from contract execution.**
- The following relocation clauses **must** be included, as written, into every sales agreement **before submitting** to Company's assigned Relocation Consultant (any sales agreement not including the relocation clauses will be returned for insertion and buyer re-signature):
 - 1) Contingent upon Sirva Relocation, LLC being able to deliver good and marketable title to the property.
 - 2) Contingent upon the Purchaser signing Sirva Relocation, LLC Rider to Sales Agreement, addenda, and releases ("Addenda"). All Addenda to be made part of and attached to this Agreement upon signature of Purchaser."
- ***(Only if in a due-diligence state)*** All parties acknowledge that there is not a due diligence period, but rather a Purchaser's right to inspect and request repairs as outlined in the Sirva Relocation Rider to Sales Agreement.
- Seller does **not** allow Mediation, only **Arbitration**, No Option Period, and No Due Diligence Period in sales agreements.

TO AVOID DELAYS: The following attachments **must** be provided to the Purchaser's agent for Purchaser(s) execution and inclusion with the sales agreement & **before submitting** to the assigned Relocation Consultant (or it will be returned):

- Sirva Relocation, LLC Rider to Sales Agreement – Purchaser(s) to **initial**, as applicable, on **pgs 2 & 3**
- Notice of Affiliated Business Arrangements
- Indoor Air Quality Disclaimer
- Closing Agent Selection Agreement-CASA (Purchaser's Agent Read This Form!)
- Sirva Relocation, LLC Seller's Property Disclosure Statement

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- Local/State Seller's Property Disclosure forms, *if State required* (Transferee would also complete)
- BLANK Seller Property Disclosure (only if required by State to be completed by Company as the Seller)
- Lead Base Paint Disclosure (as required for properties built before 1978)
- Sirva Relocation, LLC Privacy Policy*
- Any Company inspections/re-inspections which have been provided to the Transferee (as applicable)
- Notice of Completion and Acceptance of Repairs (signed by Purchaser(s), if they waived inspections/repairs or to be completed upon negotiation of all inspection issues.)

The following items **MUST** also be provided **AS PART OF THE SALES AGREEMENT PACKAGE SUBMISSION TO SELLER:** (please also refer to the Rider to Sales Agreement)

- Copy of earnest money check (with account number blacked out and written out of the account of the buyer named on the contract) and proof of escrow deposit within 24 hours of contract execution.
- Copy of the Purchaser's mortgage loan PRE-APPROVAL LETTER which must have the following:
 - **Current Date:** should be *no more than 2 business days* from submission of the Purchaser's executed sales agreement
 - **IMPORTANT:** Letter **MUST** state that "income, assets, and credit" have been "verified" by lender
 - **Loan type, terms, rate**
 - If financing is Contingent on the closing of Purchaser's home
- If the offer is CASH, the below is required from the Purchaser(s)/Purchaser's agent:
- Financial Institution Statement(s) from a U.S. bank adding up to the amount of the sale price with balance dated within 2 days of the offer and indicating the buyers name.AND....
- Letter of verification of funds from a U.S. financial institution (on their letterhead) dated within 2 business days of signing the contract that is at or exceeds the sales price (funds must be liquidated *before* closing and documentation provided to Seller)
- *Company Privacy Policy to be provided to the purchaser's agent for disclosure purposes. (No signature is required but needs acknowledged by initialing on the Sirva Relocation, LLC Rider to Sales Agreement.)

IMPORTANT – PLEASE FURTHER NOTE:

- No offers/sales agreement shall be considered complete without all the above named documents properly executed by the purchaser(s) and attached. Incomplete submission creates delays and will not be considered.

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- Remember that no final decisions concerning any contracts or terms that Seller may be a part of, can be made without Seller's prior knowledge, review, and written acceptance.
- Seller does not generally permit a Dual Agency Agreement.

Thank you in advance for all your hard work!



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Buyer Information Form

Address of Property: 502 Samara St
Apex, NC 27502

Purchaser Name _____

Purchaser Name _____

Please indicate and provide your preferred method of contact:

- ☐ Cell Phone: _____
- ☐ Other Phone: _____
- ☐ Work Phone: _____
- ☐ E-Mail Address: _____
- ☐ E-Mail Address: _____

By signing this form, I understand that SIRVA Mortgage may reach out to me, upon my approval, about loan opportunities. I understand that this is not an offer of credit and credit decisions are made based upon individual credit qualifications. I also understand that I have freedom to choose any lender I prefer.

Purchaser Signature

Date

Purchaser Signature

Date

Agent's: Please attach the completed form to the Purchaser's signed sales agreement and email the entire executed sales document package, directly to assigned Consultant below. Thank you!

Attn: Christine Prentice
Phone: 1 331-287-2516
E-mail: Christine.Prentice@sirva.com



RIDER TO SALES AGREEMENT

Notwithstanding anything contained in the foregoing sales agreement or any exhibit, rider addendum or amendment to said sales agreement (collectively, the "Agreement") of certain improved real property commonly known as:

502 Samara St

Apex, NC 27502

("Property") the parties agree to modify and amend said Agreement in the following respects. In the event of any conflicts between the terms of this Rider and the Agreement (whether the Agreement terms are template terms, handwritten terms, or otherwise inserted), this Rider shall conclusively govern.

1. Financing Contingency

Earnest Deposit Amount ("Deposit") \$ _____

Purchaser's Loan Program: _____ Conventional _____ FHA _____ VA _____ Other(_____)

A.1(i) This Agreement is contingent upon the Purchaser's ability to obtain a written a loan commitment, notice of underwriting approval, or equivalent document ("Loan Approval") at current market rates. Prior to and as a condition of Seller's acceptance, Purchaser shall complete and provide the Buyer Information Form previously provided to Purchaser by Sirva Relocation, LLC (hereinafter referred to as "**Seller**"); and provide a Pre-Qualification letter with substantially the same information and in the amount as identified in the Agreement to which this Rider is attached ("Pre-Qualification"). In the event Purchaser submits a cash sale offer, then attached to said cash offer, the Purchaser must supply acceptable documentation showing proof of funds sufficient to satisfy the purchase price of the Agreement.

A.1(ii) If Purchaser is unable, despite best efforts, to obtain final Loan Approval within _____ days [if blank, fifteen (15) days] of the date of this Agreement (the "Financing Contingency Release Date"), then Purchaser shall provide Seller with a written copy of their lender's statement of credit denial, termination or change (the "Denial"). If such Denial is not delivered on or before the Financing Contingency Release Date, the Agreement and this Rider shall be deemed unconditional with regard to any financing contingency.

A.1(iii) If such Denial is delivered by the Financing Contingency Release Date, then Seller shall have the right to attempt to procure new financing substantially comparable to current market rates, or in accordance with the terms originally provided by the Purchaser within the Pre-Qualification, and with no obligation to the Purchaser to accept such terms. Should Seller attempt to procure said new financing, the Purchaser shall cooperate with Seller or with the Seller's designated Lender(s) to apply for and obtain such new financing. In the event that Seller is unable to obtain new financing for the Purchaser or should Purchaser refuse said offer of financing within Twenty (20) days from Purchaser's Denial, then this Agreement shall be terminated and all monies there before deposited shall be returned to the Purchaser.

B. If Purchaser owns a home and this Agreement is not subject to the **closing** of said home, the Purchaser's Pre-Qualification must indicate that Purchaser is qualified without selling said home. If the Agreement is subject to Purchaser's home **closing**, Purchaser shall provide Seller

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within two (2) days of acceptance of this Agreement ("Contract Delivery Date") a copy of a fully executed contract on Purchaser's home ("Contract") and evidence from Purchaser's buyer reasonably satisfactory to Seller, that said buyer is qualified to consummate the purchase of Purchaser's home. If Purchaser fails to provide satisfactory evidence by the Contract Delivery Date or if the evidence is not satisfactory to Seller, Seller shall have the option of canceling the Agreement, this Rider, and the sale by notifying Purchaser within five (5) calendar days after the Contract Delivery Date.

- C. In the event that this Agreement is not subject to a financing contingency, then, prior to any acceptance of the Agreement by the Seller, the Purchaser shall provide Seller with evidence reasonably satisfactory to Seller that Purchaser has the financial means to consummate this purchase, including, but not limited to, evidence of the source of funds and the liquidity of funds in an amount equal to or greater than the purchase price and closing costs.

2. Condition and Inspections

Purchaser must acknowledge receipt of any and all disclosure documents identified below (collectively, "Disclosures"). Said Disclosures are informational only and represent only the opinions of the individuals or firms which prepared them and Seller makes no representation, warranties or recommendation concerning said Disclosures. Purchaser further acknowledges that certain Disclosures were completed by the record owner of the Property previous to Sirva Relocation, LLC. Further, Purchaser acknowledges that the Disclosures fulfill any obligation of Seller to disclose conditions of the Property to Purchaser; and that Seller may not complete an independent investigation and/or disclosure for the Property.

Please **INITIAL ONLY** those items provided to Purchaser. By initialing below, Purchaser acknowledges receipt, review and acceptance of these Disclosures and agrees that **THIS INFORMATION CONSTITUTES DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF ANY AGREEMENT BETWEEN PURCHASER AND SELLER.**

YES Disclosures/Tests/Inspections/Disclaimers. By **INITIALING** below, Purchaser acknowledges receipt of certain Disclosures provided.

- _____ Disclosure Statement completed by previous record owner (Relocation form)
- _____ Disclosure Statement completed by previous record owner (Local/State form)
- _____ Disclosure Statement prepared by Seller (BLANK Local/State form)
- _____ Notice of Affiliated Business Arrangements
- _____ Lead Paint Disclosure (if the home was built prior to 1978)
- _____ Indoor Air Quality Disclaimer
- _____ General Home Inspection Report
- _____ Major Component Inspection
- _____ Radon Inspection Report
- _____ "A Citizen's Guide to Radon" and "Radon Reduction Methods" issued by the United States Environmental Protection Agency
- _____ Termite/pest Inspection Report
- _____ Well Inspection Report
- _____ Water Quality Inspection Report
- _____ Septic Inspection Report

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____ Pool Inspection Report
____ Underground Storage Tank Inspection Report
____ Mold Inspection Report
____ Asbestos Inspection Report
____ Radon Warranty: HomeBuyer's Preferred, Inc.
____ SIRVA Privacy Policy
____ Other (identify) _____

It is acknowledged that Seller has never occupied the Property and, as such, the Property and any fixtures, systems, appliances or other personal property conveyed are being sold in "as is" condition to the maximum extent allowed by law. Neither Seller or any of its agents make any representations or warranties concerning the Property, including but not limited to, representations regarding: the size of the buildings, square footage discrepancies, improvements, fixtures, systems, appliances, solar panels, building materials or other personal property conveyed, the presence or absence of toxic or hazardous substances, or the presence or absence of any encroachments or unrecorded easements. Purchaser further acknowledges that the Property may not be new and Purchaser does not expect the Property or any systems therein to be in the same condition nor function as new.

Purchaser shall have the right, to obtain such independent inspections, surveys, and tests (collectively, "Inspections") that Purchaser deems necessary or desirable, at Purchaser's own cost and expense, within a period of ten (10) days from the date of the Agreement ("Inspection Period"). To the extent Purchaser has waived (and only waived, but not simply modified) any of the above-described inspections in the Purchase Agreement or related addenda, those inspections and related contingencies are hereby waived in this Rider.

Within the ten (10) day Inspection Period, Purchaser shall deliver written notice to Seller that either:

- A. Purchaser is satisfied with the inspection results, waives all repair and inspection contingencies, and is purchasing the Property "as is", with written notice to Seller of such; or,
- B. The inspection of the Property revealed repair issues where Purchaser would seek negotiation of such repair issues. In such event, Purchaser shall identify all repair issues to Seller in writing and provide the accompanying inspection report(s).
- C. If Purchaser fails to timely elect either A or B herein within said ten (10) day Inspection Period by written notice to Seller, Seller may terminate this Agreement with Purchaser to forfeit all amounts heretofore deposited.**

Failure of Purchaser to complete Inspections and provide Seller with the professional inspection report(s) as per the terms above under (A-C) within the ten (10) day Inspection Period, shall act as an express waiver of any and all inspection and repair contingencies in the Agreement and this Rider.

Upon notice of the repair or inspection issues to Seller, Seller shall within ten (10) days thereafter ("Inspection Resolution Period") elect one of the following:

- i) Timely complete the repairs to reasonably satisfactory condition;
- ii) At closing, credit the Purchaser with the mutually agreed-upon cost of the specified repair item(s), where applicable and if permitted by the relevant lending, banking or other local or state entity;

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- iii) Negotiate the repair issues with Purchaser, including which items are to be repaired, the cost of such repair items, and a time frame for completion of any such repairs and with the mutual understanding that closing may therefore need to be extended; or:
- iv) Terminate this Agreement and return to Purchaser all earnest money deposit amounts.

Seller has no knowledge concerning the presence of radon gas, asbestos, mold, pet-related conditions, corrosive drywall, or any other toxic or hazardous substances in, around, or under the Property, and quality or type of building materials, regardless as to the source or cause of any such substance, condition or material. However, Purchaser shall not interpret Seller's lack of knowledge as a representation that the Property is free of radon gas, asbestos, mold, pet-related conditions, defective building materials, toxic or hazardous substances, or any other defects or conditions. The Purchaser hereby agrees to hold Seller, and/or its assigns harmless from any subsequent consequences, which may result from any defect, hazardous or toxic conditions, radon levels and/or the effects thereof.

IMPORTANT NOTICE – "BUYER BEWARE CLAUSE"

SELLER MAKES NO REPRESENTATIONS OR WARRANTIES OF ANY SORT WHATSOEVER REGARDING THE PROPERTY, ITS CONDITION, VALUE OR SURROUNDS AND MAY NOT BE HELD LIABLE OR RESPONSIBLE FOR ANY DAMAGES OR LIABILITY TO PURCHASER OR ANY OTHER PERSON OR ENTITY. PURCHASER IS AGREEING TO FULLY RELY ON ITS RIGHT TO INSPECTIONS, TESTS AND SURVEYS GRANTED HEREIN TO DISCOVER ANY UNDESIRABLE OR LATENT CONDITIONS REGARDING THIS PROPERTY, AND ACKNOWLEDGES THAT SELLER HAS MADE NO REPRESENTATIONS THEREON UPON WHICH PURCHASER MAY RELY. THE PROVISIONS HEREIN SHALL SURVIVE CLOSING AND DELIVERY OF THE DEED. THE CLOSING OF THIS TRANSACTION SHALL CONSTITUTE PURCHASER'S FULL AND COMPLETE ACCEPTANCE AND RELEASE OF CLAIMS FOR ALL CONDITIONS, DEFECTS, AND INSPECTION MATTERS HEREIN.

3. Unenforceability

In the event that any provision, section, or part hereof is held to be void, voidable, unenforceable or illegal, then it shall be severed from the remainder of the Agreement and such provision shall be modified by a court of law to be enforceable and legal in such a manner as most nearly conforms to the intentions expressed within the Agreement.

4. Arbitration

The parties acknowledge that this Rider contains a binding arbitration provision which may be enforced by either party. Any disagreement over the terms, construction, or enforcement of this agreement or any dispute whatsoever arising out of or relating to the sale of the property, the Agreement or this Rider or the condition of the property (including the arbitrability of such a matter) shall be submitted to final and binding arbitration by and under the rules of the American Arbitration Association. The Arbitration shall be governed by the Federal Arbitration Act. The demand for arbitration must be in writing and must be given by personal delivery or certified mail, return receipt requested, within three hundred sixty-five (365) days after the party making the demand knew, or

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exercising reasonable diligence and care, should have known, of the dispute. The decision of the arbitrator shall be final and binding upon the parties and enforceable by any court of competent jurisdiction. The costs of such arbitration and other litigation, including reasonable attorney fees of the other party, shall be paid by the party against which an arbitration award or finding is made. The arbitrator shall be allowed to allocate such costs and fees between the parties in an equitable manner, giving consideration to the intent of this provision, in the event that the findings or award are not conclusively for or against either party.

5. Tenant Rights

Seller hereby transfers any tenant or other rental agreement rights it may have in said Property to Purchaser. Purchaser hereby accepts such assignment and agrees that no changes shall be made to any such contract or lease with the current occupant of said Property without the express written consent of occupant except that Purchaser shall be permitted to enforce any eviction remedies available to Purchaser if necessary.

6. Contingency Satisfaction

Notwithstanding any other contingency satisfaction dates contained in the Agreement or this Rider, if any contingency dates have been extended or continued then all such contingencies the Purchaser may have with respect to the Agreement and this Rider must be satisfied, released or waived in writing by Purchaser no less than Four (4) days prior to the closing date unless agreed to differently by the parties in writing. Failure of Purchaser to so satisfy, release or waive any contingency shall permit Seller, at Seller's option, to (i) cancel the Purchase Agreement, (ii) extend in writing the time for satisfaction, waiver or release and/or extend the time for closing of the Property; or (iii) proceed with closing as scheduled.

In the event that the Purchaser has any termination rights in the Agreement or this Rider, and in the event that the Purchaser exercises or gives notice of intent to exercise any such termination rights, then Seller is granted and has the right to cure the reason for said termination. Should Seller agree to fully cure as stated herein, the termination shall no longer be applicable.

7. Damages – Remedies

In the event that Purchaser is in default under any of the terms of the Agreement this Rider or any addenda, then in addition to any remedy specifically stated herein, Seller shall have all other remedies available at law or in equity, notwithstanding any limitation as may be stated in any other pre-printed contract document between the parties.

8. Limitation of Liability

Any liability hereunder or in any other way to the Purchaser from Seller shall be limited to the assets of Sirva Relocation, LLC and not its members, managers, officers, directors, employees or assigns.

9. Closing Date; Delayed Closing Penalty; TRID Requirements

- A. The federal Consumer Financial Protection Bureau ("CFPB") requires a lender providing mortgage loans to follow the Integrated Disclosure Rule ("Closing Disclosure Rule"). Pursuant to that rule the final Closing Disclosure must be received by Purchaser at least three (3) Business Days prior to the date the Purchaser becomes obligated to the mortgage loan. ("Time for Performance").

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- B. When Time for Performance is delayed due to the requirements of the Closing Disclosure Rule and such delay is not solely caused through any failure of Purchaser to timely act as per the Purchaser's lender's requirements for loan completion then the Closing Date (as defined below) may be delayed until the Purchaser receives a revised Closing Disclosure but in no event more than five (5) business days from the original Closing Date.
- C. Upon request from Purchaser, Seller shall provide Purchaser reasonably obtainable necessary information in Seller's possession in order to estimate certain prorations concerning water, taxes, utilities, oil, and fuel tank adjustments. Purchaser and Seller understand and agree that additional calculations prior to Closing Date may be necessary to reach a more accurate rate of adjustments. Purchaser and Seller agree that no further adjustments will be made after the Closing Date.
- D. Purchaser agrees to obtain and provide to Seller or to a person as directed by Seller, all contact information for Purchaser's attorney and/or Purchaser's mortgage lender attorney as soon as practicable, after Purchaser obtains all Closing Disclosure information from Lender and in no event not less than fourteen (14) days prior to the Closing Date under the Agreement.
- E. Except for the delay occasioned by the Closing Disclosure Rule as set forth in section 9.B, Purchaser agrees to close on the date certain set forth in the Agreement ("Closing Date") (OR before said Closing Date only upon mutual written agreement between the parties.) In the event Purchaser fails to close by said Closing Date (or the delayed Closing Date in Section 9.B, if applicable), Purchaser shall pay to Seller a penalty of the actual carrying costs of the Property per month, prorated on a per diem basis, for every day Purchaser fails to meet the Closing Date.

10. Other

- A. The Agreement is contingent upon Seller being able to deliver good and marketable title to the Property. If Seller is unable to transfer title as required above, Seller and Purchaser shall delay the Closing a maximum of _____ Days (thirty (30) days if blank) beyond scheduled Closing Date to cure the problem and notify Purchaser of such cure. If good and marketable title is not delivered for any reason within this time period, then all Deposit monies shall be returned to the Purchaser. The Seller makes no covenant, representation or warranty as to the ability to deliver clear and marketable title.
- B. The Purchaser acknowledges and agrees that the recorded title to the Property may be conveyed to Purchaser by a person or entity other than Seller and that the Seller on the Closing Disclosure form and settlement statement shall be Seller or its assignee regardless of the grantor's name on the deed to grantee.
- C. On or before the date of closing, the Seller will acquire complete equitable ownership in and of the Property in a bona fide, non-fraudulent transaction for good and valuable consideration at fair market value. Seller will hold the Purchaser harmless from any claims by the record title holder concerning ownership and transfer of title of the Property to Purchaser.
- D. Tax prorations and assessments, if any, shall be based upon the most recent tax bill available for the Property. Purchaser and Seller agree that no further adjustments will be made after the Closing Date, except that Purchaser shall refund to Seller any duplicate payments made by Seller. Should Seller over pay or duplicate any tax amounts ("Duplicate Payments") for any reason and where Purchaser shall rightfully owe such Duplicate Payments after the Closing Date, then, at the

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time of future levy, Purchaser further agrees to promptly obtain and refund to Seller all Duplicate Payments remitted by the Seller to the Lender, tax office or other closing entity.

- E. If Seller shall pay any costs, expenses or charges (collectively "Charges") of the Purchaser, and Purchaser receives any payments from Purchaser's lender or from another third party, which are attributable to the Charges paid out by the Seller, including but not limited to any cure payments to the Purchaser as a result of Good Faith Estimate tolerance violations under RESPA, then Purchaser shall reimburse, credit, or otherwise refund such payments to Seller ("Reimbursements"). Said Reimbursements will be paid out at closing, however any failure to resolve at Closing Date for any reason shall not relieve the Purchaser of the obligation to provide said Reimbursements to Seller as soon as known or received by the Purchaser.
- F. Seller will not accept any assignment of funds. All funds are due in immediately available funds at closing. Purchaser is not entitled to possession of the Property until the purchase proceeds have been transferred to and received by Seller.
- G. Purchaser agrees to credit Seller for any fuel remaining based on a fuel reading by a fuel company.
- H. The closing of this sale shall constitute Purchaser's acknowledgement that the Property and systems therein and the condition thereof, were acceptable at the time the sale was closed.
- I. Purchaser shall be permitted a visual inspection of the Property no sooner than seventy two (72) hours prior to Closing Date to insure that the Property is in the condition pursuant to this Agreement, reasonable wear and tear excepted with Seller's "Notice of Completion and Acceptance of Repairs" to be executed at or before closing. This paragraph does not permit Purchaser to request repairs for any pre-existing matter not previously requested under the Condition and Inspection Section (2) except to maintain the Property's original condition.
- J. Purchaser hereby releases and forever discharges Seller, Seller's agents, employees, and any other officer, director or partner, or any one of them, or any other person, firm, or corporation who may be liable by or through the Seller from any and all claims, losses or demands which may arise from any condition whether known or unknown as to the Property.
- K. Both parties shall use reasonable good faith efforts to resolve any disputes prior to exercising any termination rights contained in the Agreement Rider or any addenda.
- L. Purchaser's earnest money deposit check shall be made payable to Seller's listing broker and be deposited in escrow within twenty-four (24) hours of Agreement execution, with proof of escrow deposit to Seller.
- M. Seller may assign this Agreement without the consent of the Purchaser.
- N. Purchaser will rely on Purchaser's own inquiry with the local sheriff's office or other authority as to registered sex offenders in the area and will not rely on Seller or any real estate agent involved in the transaction for this information.
- O. All notices and communication due under this Rider shall be in writing.

11. Facsimile Signature

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This Rider shall be deemed valid and effective by original, scanned or facsimile signature. This Rider shall also be valid and effective if signed in Counterparts. If electronic signatures are used they must be accompanied by a document that contains at least the following: i) number of pages in the signed document; ii) number of signatures and initials in the signed document; iii) security level/means of identification; iv) identification number; v) IP address; vi) confirmation of hashed/encryption and security check; and, (viii) pro forma signature (an "Authentication Certificate"). As used herein, the singular shall include the plural and gender shall apply as applicable.

SELLER: Sirva Relocation, LLC

By: _____

Date: _____

PURCHASER: _____

Date: _____

PURCHASER: _____

Date: _____

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One Parkview Plaza, Oakbrook Terrace, IL 60181; 630-570-3047; SIRVA.com

NOTICE OF AFFILIATED BUSINESS DISCLOSURE

This is to give you notice that the referring party has a business relationship with other settlement services.

The following Settlement Services providers all have common ownership. Because of this relationship, a referral by any one of these parties may provide that referring party a financial or other benefit. *

Mortgage Lenders	Real Estate Brokers	Title Agents
SIRVA Mortgage, Inc.	SIRVA Relocation LLC	SIRVA Settlement, Inc.
	BGRS, LLC	SIRVA Settlement of Maryland, LLC.
	BGRS Relocation Inc.	

Each of the foregoing SIRVA & BGRS companies conduct business under "SIRVA".

Each member of the SIRVA group of companies has a beneficial relationship with the other companies as they all have common ownership. Because of this relationship, your use of any of these affiliated companies may provide the particular SIRVA Company that you are initially working with a financial or other benefit. For example if you are currently working with SIRVA Relocation and they refer you to SIRVA Mortgage, Inc., SIRVA Relocation may receive a benefit due to the common ownership of the companies.**

Set forth below is the estimated charge or range of charges for the settlement services listed. You are ***NOT*** required to use the listed providers as a condition for settlement of your loan, a refinance of your loan, the purchase or sale of your property, or obtaining title insurance of the subject property.

THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

Mortgage Lending Services: SIRVA Mortgage, Inc.;

Possible loan origination fees and related charges: Generally, .5%-2% of your home value. Fees may include Application Fee, Tax Service Fee, Underwriting Fee, Commitment Fee, Lender's Attorney Fee, Escrow Waiver Fee, Origination Charge and/or Discount Points (fees as applicable and where permitted by law).

Real Estate Services: SIRVA Relocation LLC; BGRS, LLC; BGRS Relocation Inc.

Provides real estate referral services to licensed real estate brokers and agents through its real estate services, property management services and corporate housing divisions. Commissions for brokerage services for rental properties are generally 10%-12% of the first year's rent and are paid by the Lessee

Title Agency/Closing Services: SIRVA Settlement, Inc.; SIRVA Settlement of Maryland, LLC

Possible title-related fees: Generally, 1% of home value. Fees may include Title Search Fee, Title Review Fee, Attorney's Fees, Commitment Fee, Escrow Fee, and Closing Service Fee.

ACKNOWLEDGMENT

I/we have read this disclosure form and understand that a SIRVA company may be referring me/us to purchase one or more of the above-described settlement service(s) and may receive a financial or other benefit as the result of this referral.

_____(Date)

_____(Date)

*SIRVA and BGRS also have other affiliated companies, including Allied Van Lines® and northAmerican® Van Lines, that are not directly involved in the mortgage, real estate brokerage or Title Agency/Closing Services.

** Not all of the affiliates and their services may be applicable to you depending on the State in which your home is located and, if applicable, your company's relocation policy or whether the buyer or seller in a home sale transaction selects the title Agent.

One Parkview Plaza, Oakbrook Terrace, IL 60181; 630-570-3047; SIRVA.com



INDOOR AIR QUALITY DISCLAIMER

GENERAL BACKGROUND ON INDOOR AIR QUALITY

In the last several years, a growing body of scientific evidence has indicated that the air within homes and other buildings can be more seriously polluted than the outdoor air in even the largest and most industrialized cities. Other research indicates that people spend approximately 90 percent of their time indoors. Thus, for many people, the risks to health may be greater due to exposure to air pollution indoors than outdoors.

In addition, people who may be exposed to indoor air pollutants for the longest periods of time are often those most susceptible to the effects of indoor air pollution. Such groups include the young, the elderly, and the chronically ill, especially those suffering from respiratory or cardiovascular disease.

While pollutant levels from individual sources may not pose a significant health risk by themselves, most homes have more than one source that contributes to indoor air pollution. There can be a serious risk from the cumulative effects of these sources. Fortunately, there are steps that most people can take both to reduce the risk from existing sources and to prevent new problems from occurring.

The U.S. Environmental Protection Agency (EPA) and the U.S. Consumer Product Safety Commission (CPSC) produce a popular and comprehensive publication on the subject of Indoor Air Quality entitled *The Inside Story: A Guide to Indoor Air Quality*. It describes sources of air pollution in the home and office, corrective strategies, and specific measures for reducing pollutant levels. This illustrated booklet covers all major sources of pollution such as biological contaminants (including bacteria, molds, mildew, viruses, animal dander and cat saliva, house dust mites, cockroaches, and pollen), radon, household chemicals, carbon monoxide, formaldehyde, pesticides, asbestos, and lead.

Sirva Worldwide, Inc advises homebuyers and homeowners to research Indoor Air Quality issues through resources available at the federal, state and/or local government levels. The EPA website at www.epa.gov is an informative resource for information on Indoor Air Quality. For individuals without access to the Internet, federal agencies with Indoor Air Quality information include the EPA's Indoor Air Quality Information Clearinghouse (IAQ INFO) at P.O. Box 37133, Washington, DC, 20013-7133; (800) 438-4318; (703) 356-4020. Single copies of *The Inside Story: A Guide to Indoor Air Quality* are available from EPA's IAQ Information Clearinghouse or by visiting the EPA website at www.epa.gov/iaq/pubs/ (the website is recommended for the most up-to-date scientific and technical information).

Questions or concerns about Indoor Air Quality issues can also be answered by a variety of state or local government agencies. Calling or writing the agencies responsible for health or air quality control is the best way to start getting information from a state or local government agency. To obtain state agency contacts, individuals can write, call or visit EPA's IAQ Information Clearinghouse.

NO INDOOR AIR QUALITY SERVICES PERFORMED

Unless otherwise noted, no services have been performed at the Property referenced below to determine Indoor Air Quality levels or to assess potential health effects from the possible presence of indoor air pollutants. Where certain Indoor Air Quality services have been performed at the Property (for example, radon testing), such services are exclusively limited to the indoor air pollutant identified and tested. Otherwise, Indoor Air Quality issues have not been addressed in a comprehensive manner, and where they have been addressed, it has been done for general informational purposes only.

Homeowners and homebuyers are advised that services customarily rendered in connection with real estate transactions (for example, General Home Inspection and/or Property Condition Assessment services; Appraisals; Broker Opinions or Market Analyses; Mortgage Lending and Title Services; Corporate Relocation facilitation services; REALTOR® services; etc.) do not encompass comprehensive testing, analysis or evaluation of Indoor Air Quality, or specific recommendations related to Indoor Air Quality.

Homeowners or homebuyers that desire comprehensive Indoor Air Quality testing or investigative services are advised to consult with contractors or professionals of their choice to ascertain the condition of the property and/or to remediate Indoor Air Quality concerns. The EPA advises the general public to check the references of outside contractors or professionals and to make certain they follow recommendations published by the EPA, the guidelines of the American Conference of Government Industrial Hygienists (ACGIH), and/or guidelines from other professional organizations.

Buyer's Initials: _____



BUYER'S AGENT – READ THIS FORM!

Addendum to Purchase Agreement – Closing Agent Selection Agreement (CASA)

By signing this form, Buyer and Sirva Relocation, LLC (hereinafter referred to as "Seller") hereby acknowledge, understand, and agree to select as follows:

- THE ESCROW AND CLOSING PROCESS WILL BE CONDUCTED BY:

Moore & Alphin, PLLC
3733 National Drive
Raleigh, NC 27612
Phone:

- SELLER WILL SELECT THE UNDERWRITER OF THE TITLE INSURANCE POLICY(IES).
- A TITLE EXAM AND COMMITMENT HAVE BEEN OR WILL BE OBTAINED AND ISSUED THROUGH SIRVA SETTLEMENT, INC. OR OBTAINED BY THE ABOVE REFERENCED OFFICE. If SIRVA Settlement, Inc. is the listed office, the Buyer understands and agrees that SIRVA Settlement may assign one or more of its title issuance, escrow or closing activities to another qualified title, escrow and or closing office which will be identified by SIRVA Settlement prior to closing.

The closing will take place at a location mutually agreed upon by the Seller and the Buyer. Moore & Alphin, PLLC has the authority to select a location on behalf of the Seller.

IMPORTANT NOTICE OF BUYER'S AGREEMENT

FEDERAL LAW AND COMPARABLE STATE LAW REQUIRE THAT NO SELLER OF PROPERTY THAT WILL BE PURCHASED WITH THE ASSISTANCE OF A FEDERALLY RELATED MORTGAGE LOAN SHALL REQUIRE DIRECTLY OR INDIRECTLY, AS A CONDITION TO SELLING THE PROPERTY, THAT TITLE INSURANCE COVERING THE PROPERTY BE PURCHASED BY THE BUYER FROM ANY PARTICULAR TITLE COMPANY.

BUYER FULLY UNDERSTANDS THAT BUYER IS NOT REQUIRED TO PURCHASE TITLE INSURANCE FROM THE TITLE AND/OR ESCROW AND CLOSING COMPANY PROPOSED BY SELLER AS A CONDITION OF BUYING THIS PROPERTY. OTHER COMPANIES EXIST THAT CAN PROVIDE THE SAME OR SIMILAR SERVICES. ANY PRE-POPULATED TERMS HEREIN CAN BE CHANGED BY THE PARTIES.

BY SIGNING THIS CLOSING AGENT SELECTION AGREEMENT, THE BUYER ACKNOWLEDGES AND AGREES THAT BUYER HAS HAD AN OPPORTUNITY TO COMPARE THE COSTS AND SERVICES OF THE TITLE AND/OR ESCROW AND CLOSING COMPANY PROPOSED BY SELLER WITH COSTS AND SERVICES OF OTHER TITLE AND/OR ESCROW AND CLOSING COMPANIES. BUYER HAS NEGOTIATED AND AGREED TO THE SELECTION OF TITLE INSURANCE, THE ESCROW AND CLOSING OFFICE AND AGREES TO THE SELECTION OF THE TITLE INSURANCE AGENT AND UNDERWRITER AND THE ESCROW AND CLOSING OFFICE CONTAINED HEREIN.

BUYER SHALL INFORM BUYER'S AGENT AND MORTGAGE LENDER OF THIS AGREEMENT AND PROVIDE BOTH AGENT AND LENDER A COPY OF THIS AGREEMENT.



SE File #: 845629

BUYER'S AGENT – READ THIS FORM!

The parties commit to provide the lender information and any other pertinent details needed to facilitate a timely closing through **SIRVA Settlement, Inc. or its assignee, Moore & Alphin, PLLC.**

Title insurance, closing and escrow charges will be paid by the parties in accordance with the normal and customary split of charges for the area, or as specified in the Purchase Agreement for the Property referenced below. Any additional title exams including those required by Buyer's lender (other than an update of the Seller's title exam prior to closing) shall be paid for by the Buyer.

Buyer acknowledges that Buyer has been advised that SIRVA Settlement, Inc. is an affiliated entity to Seller and Buyer has received and read a Notice of Affiliated Business Arrangements disclosure.

In the event of any disagreements or conflicts between the terms of this Agreement and the Purchase Agreement and/or other Riders or Addenda, this Agreement shall conclusively govern.

☐ **CHECK HERE IF DECLINING SIRVA SETTLEMENT OR ITS ASSIGNEE**

502 Samara St

Apex, NC 27502

Sirva Relocation, LLC , **SELLER**

By: _____

Date: _____

_____, **BUYER**

_____, **BUYER**

Date: _____



SE File #: 845629

SELLER'S DISCLOSURE STATEMENT

Property Address: 502 Samara St
 502 Samara St.
 Apex, NC, 27502

I/we the undersigned Physical Owner/Seller(s) of the property have completed this form to provide full disclosure as to the known condition of the property to potential buyers. These statements are accurate to the best of my (our) actual knowledge and Seller(s) warrant that they have not, and will not, tamper, alter or interfere with any test or inspection conducted regarding the property.

Physical Record Owner/Seller(s) agree to indemnify and hold **Sirva Relocation, LLC** and its representatives and affiliates (hereinafter referred to as Company) harmless from any and all claims made against Company regarding conditions of the property, which are not disclosed to Company herein.

THIS HOMEOWNER DISCLOSURE FORM IS COMPLETED BY THE OWNER OF THE PROPERTY PREVIOUS TO COMPANY. COMPANY HAS NOT COMPLETED THIS FORM AND MAKES NO REPRESENTATIONS OR WARRANTIES CONCERNING THE CONTENT OR ACCURACY OF ANY INFORMATION ON THIS FORM. THE INFORMATION ON THIS HOMEOWNER DISCLOSURE FORM IS INFORMATIONAL ONLY AND REPRESENTS ONLY THE INFORMATION FROM THE INDIVIDUALS WHO PREPARED OR COMPLETED THIS FORM. COMPANY MAKES NO REPRESENTATION OR RECOMMENDATION CONCERNING THIS HOMEOWNER DISCLOSURE FORM.

Date of Purchase: 2015-10-16 Length of Occupancy: 10

Year Home Was Built: 1994 (Note: If prior to 1978, Sirva Relocation, LLC Lead Base Paint Disclosure to be completed and attached.)

For any extended explanations, please use additional sheets as necessary, securely attach and number.

MAJOR DAMAGE:	NO	YES	UNKNOWN
Has there ever been any damage to the property or structures from fire, earthquake, floods, landslides, hurricanes, tornadoes, wind, lightning, hail or any other disaster(s)? If Yes, Explain.	X		
Are you aware of any past or present existence of any elder bugs/brown recluse spiders/bedbugs/termites/carpenter ants or any other destructive/invasive or wood boring insects in or on the property or any damage/infestation caused by same? If Yes, Explain.	X		
Have you ever treated the property for insects/infestation? If Yes, Explain. Every three months I have an exterminator spray inside and outside (no infestations)		X	
Are you aware of any rodent, bird, reptile or any other pest invasion/nuisance in or on the property surrounds or any damage caused by the same? If Yes, Explain.	X		

LOT:	NO	YES	UNKNOWN
Are you aware of any current or pre-existing property soil conditions including but not limited to, landfill, sinkholes, expansive soils, soil movement, fault lines, erosion or settling upon the property or within 500 Ft of your property lot line?	X		
If Yes, Explain.			
Do you own or lease any Mineral / Gas / Mining rights upon or beneath the surface property? (If yes, please provide the Deed or Lease reflecting such rights)	X		
Royalties received? () Yes () No () Future			
Royalty payout is/shall be () Monthly () Quarterly () Yearly () Non-Producer			
Are you aware of any diseased/dead trees, shrubs or perennials (collectively referred to as landscaping)?	X		
If yes, has the diseased/dead landscaping been removed?			
Is this property located within a 50 or 100-year old flood plain?	X		
Is your property located within (5) miles of a Toxic Waste Site or Brownfield?	X		
Are you aware of any easements, deed/zoning restrictions or encroachments upon the property whether private or public, recorded or unrecorded? If yes, attach a copy of the land survey or recorded Agreement of details.		X	
Zoning (Mark All as Applicable): Residential <u>X</u> Mixed Use _____ Commercial _____ Historic _____ Agricultural _____ If Mixed Use, Explain.			
STRUCTURAL:	NO	YES	UNKNOWN
Either prior to or during your ownership, have there been any known additions, modifications, alterations, repairs or replacements to the property, including but not limited to any drywall, foundation, electrical, fences, retaining walls, pools, decks, barns, gazebos, and outbuildings?		X	
If Yes, Explain. Replaced fence summer 2023; refinished deck fall 2025.			
If Yes, were all necessary building permits obtained and on record, including but not limited to all construction, plumbing, HVAC or electrical where separately required? (Present physical record owner responsible to confirm.)		X	
If Yes, in what County are the permits recorded? Wake			
Either prior to or during your ownership, does this property have actual or suspected Chinese Drywall materials OR offensive, noxious, chemical odors or blackening, pitting or corrosion of any metals within the property or failure of one or more appliances?	X		
If Yes, Explain.			

Either prior to or during your ownership, has any property within your Development/HOA/Condo/Townhome/Co-op/Complex have actual or suspected Chinese Drywall materials?	X		
If Yes, Explain.			
Either prior to or during your ownership, has the Developer/Builder/HOA been involved with or named in Chinese Drywall litigation or in any legal action at any level?	X		
If Yes, Explain.			
Is the exterior siding composed of synthetic stucco, traditional Stucco, Exterior Insulating Finish System (EIFS), ICFS, or other Architectural Hybrid Coatings, or Hardboard siding?		X	
If Yes, which type: Hardiplank			
Is there any known asbestos material present?	X		
If Yes, Explain.			
To your knowledge, has the property ever been treated for Asbestos, including removal, remediation or encapsulation?	X		
If Yes, Explain.			
Either before your ownership or during, are you aware of any Mold/Mildew/ (Fungi) on the property?	X		
If Yes, Explain.			
In the course of preparing your property for sale, did you clean up any known or suspected Mold/Mildew (Fungi)?	X		
If Yes, Explain where the Fungi was located, who cleaned the Fungi, the method of cleaning/remediation, and any reports/inspections/invoices obtained.			
ROOF:	NO	YES	UNKNOWN
Either before your ownership or during, are there any known, current or existing leaks, wet spots, backups or other problems with the roof materials?	X		
If Yes, Explain.			
Have there ever been any repairs or replacement made to the roof, sub roof flooring or rafters, whether in whole or in part, as the result of any remodel or known problems in the past Five (5) years?		X	
If Yes, Explain. Entire roof replacement in fall 2025			
Are there any prior or current known conditions affecting the Chimney(s) or Fireplaces whether internally or externally?	X		

If Yes, Explain.			
What is the roofing material? Shingles			
What is the age of the roof/shingles material? 3 months			
Are there existing solar panels on or adjacent to your property structure?		X	
Will all solar panels be included in the sale and convey to Buyer?		X	
Are the panels leased? If Yes, provide a signed copy of the Lease and Warranty.	X		
Are the panels owned? If Yes, provide a signed Purchase Agreement and Warranty.		X	
MECHANICAL:	NO	YES	UNKNOWN
Are there any known past, current or existing problems with any of the following systems?			
Electrical	X		
If Yes, Explain.			
Plumbing	X		
If Yes, Explain.			
Heating	X		
If Yes, Explain.			
Air Conditioning	X		
If Yes, Explain.			
Ventilation/Ductwork	X		
If Yes, Explain.			
Does the property contain any knob and tube wiring?	X		
If Yes, Explain.			
If existing, does Heating/ Central Air conditioning ductwork go throughout all levels/floors of the property's living areas?		X	
If No, Explain.			
WATER SYSTEM	NO	YES	UNKNOWN
Is this property serviced by municipal water?		X	
If No, what is the water supply source?			

Are there any past, known, current or existing leaks, backups, contamination or other problems in or on the property with the water system?	X		
If Yes, Explain.			
Does the home contain polybutylene plumbing?	X		
Are you aware of a Well on the property?	X		
Date of installation:			
Is this Well shared?	X		
If Yes, how many homeowners share the Well?			
If Yes, is the Well in working order?			
If Not Working, has it been sealed?			
Are you aware of any past or present problems with the water quality (municipal or well water)?	X		
If Yes, attach details.			
SEWER SERVICE:	NO	YES	UNKNOWN
Is the property serviced by municipal sewer?		X	
If No, what is the date and company of installation of the private septic system?			
Is there a septic system?	X		
What type of system is utilized?			
Mound () Leech () Cesspool () Other ()			
Date last pumped:			
List dates and describe any known maintenance to the Sewer system, past or present.			
Are there any known, past or current leaks or defects, repaired leaks or defects, backups or other problems in or around the property from the sewer or septic system?	X		
If Yes, Explain.			

UNDERGROUND / ABOVE GROUND STORAGE TANKS (Other than Septic Tanks)		NO	YES	UNKNOWN	
Is there an oil/fuel/chemical tank on the property of any kind?		X			
If Yes, where is it located (marker)? Above () Below ()					
Is the tank presently in use?		X			
What substance/purpose does the tank contain?					
Has the tank been put out of use permanently?		X			
If Yes, provide County tank closure certificate where required.					
Have there been any past or present Leaks whether before or during ownership?		X			
If Yes, Explain.					
Is the tank (<u>X</u>) single-walled or () or double-walled?					
What is the size of the tank (gallons)? N/A					
When was the tank last filled? N/A					
RADON GAS:		NO	YES	UNKNOWN	
Has the property been tested for Radon gas?		X			
Has a Radon mitigation system been installed?		X			
<i>If the property was tested for Radon gas, attach all available results of all tests known to Seller(s). Tests disclose level of Radon on test day(s) only and no representations are made as to the level of Radon at any time prior to or after the test(s), or to the accuracy of the test(s).</i>					
Have you ever experienced or know of any problems with:	NO	YES		NO	YES
Foundation	X		Drain Tiles	X	
Flooding- If yes, location & explain.	X		Cracked floors	X	
Wet walls	X		Cracked walls	X	
Seepage/Dampness	X		Other Leakage	X	
Gutters/Downspouts	X		French Drain	X	
Invasive Tree Roots	X		Fire Sprinkler	X	
Toxic Chemical Spill	X		Garage Door	X	
Cracked Driveway/Sidewalks	X		Light fixtures	X	
In-ground/Above Ground Pool(s)	X		Fireplace(s)	X	
Solar Panels	X		Other – explain.		
Provide details describing the extent and nature of any known past, current or present problems with the above whether repaired or not. N/A					

Item	In Working Condition?			Item	In Working Condition?		
	Yes	No	N/A		Yes	No	N/A
Air Conditioner – Central	X			Hot Water Heater	X		
Other Air Conditioner - Window Location(s):			X	Fireplace Living room Location(s):	X		
Barbecue (built-in)			X	Intercom System			X
Shed(s) How Many? _____			X	Humidifier: Built-in _____ or Standing: _____			X
Ceiling Fans Location(s)? Three bedrooms, living room, screen porch	X			Window Screens Being stored in g Location(s)?	X		
Garage Door Opener(s)	X			Oven / Range	X		
Garage door remote(s) How Many? 1 _____	X			Refrigerator Kitchen: Frigidaire Brand: _____ Location: _____			
Roof/Attic Vent	X			Satellite Dish			X
Electronic Air Purifier			X	Home Satellite Equipment			X
Swing set			X	Smoke Detectors	X		
Microwave (built-in)	X			Sprinkler System			X
Furnace	X			Trash Compactor			X
Dishwasher	X			Washer			
Central Vacuum			X	Dryer			
Invisible Fencing			X	Sump Pump			X
Heaters (supplemental)			X	Solar Panels	X		
Garbage Disposal	X			Hood-Range/ Vent	X		
Lawn mower(s)			X	Snow blower			X
Wood Burning Stove			X	TV Roof Antenna			X
Sauna			X	Planters			X
Other:				Koi Pond			X

Security System	() Owned	() Rented	Included in sale? () Yes () No (X) N/A (check one)
Water Softener	() Owned	() Rented	Included in sale? () Yes () No (X) N/A (check one)
Hot Tub/Spa	() Free Standing	() Built-in	Included in sale? () Yes () No (X) N/A (check one)
Fuel storage tank	() Owned	() Rented	Included in sale? () Yes () No (X) N/A (check one)
Pool	() Above Ground	() Below Ground	Included in sale? () Yes () No (X) N/A (check one)
List pool equipment to be included in sale and if working:			

MISCELLANEOUS:	NO	YES	UNKNOWN
Are there any other known defects not listed herein that would affect use of property or a buyer's decision to purchase?	X		
If Yes, Explain			
Did you purchase this present property under a Land Contract? If yes, provide a copy of the executed Land Contract.	X		

Are there common areas co-owned in undivided interest with others such as tennis courts, pools, walkways, playgrounds, pavilions, or other? If Yes, Explain.	X		
Do you own parking space(s) or garage(s)? If yes, how many? <u>2 cars</u>		X	
If owned, is (are) your parking space(s) or garage(s) separately deeded? If Yes, Explain.	X		
Is (are) your parking space(s) or garage(s) leased? If yes, provide a copy of the lease.	X		
Are you aware of any Liens or Encumbrances upon the property other than Home Mortgages whether against you or a past record owner, whether showing on title or not? If Yes, Explain.	X		
Does the property contain any indoor or outdoor surround-sound/audio theater systems ["System"]?	X		
Will this "System" convey in its entirety with the property? If NO, please describe in detail which System components will NOT convey with the sale: N/A	X		
Are there any present, past, or pending legal action(s) related to the Property, HOA, Homeowner(s), Developer or Builder or County claims, whether filed or not yet filed of record? If Yes, Explain.	X		
Is this Property subject to any Rules, Regulations, and/or By-Laws of any HOA or other Association? Name: <u>RS Fincher Assoc</u> Phone: <u>919-362-1460</u> Fee: \$ <u>300</u> per () Month () Quarterly (X) Year		X	
Are there any neighborhood conditions affecting the property such as high tension wires, power plants, train tracks, airline noise, vehicle traffic, schools, dumpsite, landfill, stigmatized property, or commercial businesses? If Yes, Explain.	X		

DOCUMENTS / REPORTS:	
Provide a copy of all documents that apply to your property and as required for the transfer of property through Sirva Relocation, LLC . Please email any applicable documents to the Consultant and place a ✓ (check mark) next to each document being provided.	
	All Building Permits (existing, past, or present)
	Disclosure Statements
	General Inspections
X	Homeowner's Association Documents – to include Conditions, Covenants and Restrictions (CC&R's), Articles, By-Laws, Financial Statements, statements regarding any Assessments
X	Termite/Pest control warranties or maintenance contracts
	Radon Test
	Septic Test
	Mold Test
	Soil Report
	Structural Inspection Report/Engineering Report – to include all paid invoices/receipts showing any and all work that may have been completed on the property during your ownership.
	Surveys
	Easement Agreements:
	Lawsuits or other present or pending proceedings affecting Homeowner or property (Divorce, Quitclaims, Bankruptcy, Mechanic's Liens, Trusts, etc.)
	Any violations of HOA, County or other governing authority regulations

SELLER'S STATEMENT

I/we, owner(s) of the above property acknowledge this *Seller's Disclosure Statement* and give permission to **Sirva Relocation, LLC** to disclose this information to any party.

SELLER(S):

Gretchen McNeely Date: 2/4/2026
Gretchen McNeely

The undersigned Buyer acknowledges receipt of the foregoing notice.

Signature of Buyer: _____ Date: _____

Signature of Buyer: _____ Date: _____



Privacy Policy

SIRVA respects your privacy. This Privacy Policy is intended to inform you of how we protect your information.

One Policy

SIRVA has one global Privacy Policy for consumers applying to the entire SIRVA family of companies ("SIRVA"). SIRVA is committed to complying with all local and worldwide privacy laws.

Information Covered by this Policy

Our Policy covers all non-public, personal information received by us that may be used to identify you ("Personal Information").

How We Obtain Personal Information

We rely on many sources of information to understand and meet your needs. We may receive personal information about you from:

- You directly, when you complete an application or when you visit us in person, over the phone, through the mail or through our websites;
- Your transactions with any of the companies in the SIRVA family;
- Consumer reporting agencies;
- Mortgage, Title, appraisal or other companies connected with a financial product or service involved in the sale or purchase of your home;
- Your employer;
- Anyone who you have authorized to provide information; and
- Other sources, in connection with providing you a financial product or service.

Although we do not receive personally identifiable information from your browser, we monitor and store certain types of information about visitors to our website--namely, the type of browser used, their country, whether they were referred to us by a search engine, which of our pages they visit, and how those pages perform on their computer. This helps SIRVA make decisions on how to better design, streamline, and improve performance on our websites. If you do not want this information monitored, you may turn off JavaScript. Please be advised, however, that the websites may not provide full functionality if those settings are turned off.

We also use "cookie" technology to improve your experience on our site. For details on our cookie policy, please see our website.

We do not knowingly collect Personal Information from children and will destroy such information if it is disclosed to us without proper parental consent.

Information Sharing within the SIRVA Family of Companies



To provide you with the full range of financial, relocation, and moving services you may need, SIRVA takes an integrated approach to the services we provide. In order to be able to provide a full range of services for

your needs and make recommendations about a variety of the services offered by SIRVA, we may share Personal Information among the SIRVA family of companies.

Information Sharing with non-SIRVA Family Companies

Depending on the type of services you are to receive, SIRVA may work with and provide your information to companies or persons outside of the SIRVA family to provide those services to you. For example, SIRVA may share personal information to:

- service and support our operations generally and to support your account and services that we provide to you, including proposed or actual financing, securitization, secondary market sale, or similar transactions.
- process or administer a transaction or product in connection with a product or transaction that you have requested;
- data storage and processing;
- those you have authorized us to disclose the information;
- other suppliers with whom we have agreements to offer services to you through or with SIRVA;
- other suppliers with which we jointly market or provide products or services.

We may also share your Personal Information with these other organizations outside of the SIRVA family when required by law. For example, we may share personal information to:

- protect against fraud;
- respond to a subpoena or summons; or
- respond to law enforcement or regulatory authorities.

We will not disclose your Personal Information to anyone outside of SIRVA unless you have authorized us to do so or as otherwise indicated in this Policy or as required by law.

We maintain agreements with our external suppliers limiting the use of your Personal Information only for the purposes you have intended in providing the information. These suppliers are bound to uphold our standards and procedures regarding privacy under the terms of our agreements with them.

Access & Choice

SIRVA provides you with a reasonable opportunity to access your own Personal Information, to correct that information if inaccurate, or to have it deleted as appropriate--subject to the exceptions stated below. Reasonable access means, for example, that requests for access are made during normal business hours; that you provide requested identification; and that requests are not excessive in number. If, at any time, SIRVA denies you access to any Personal Information, we will provide you with reasons for denying access and information about how you may make further inquiries. For instance, SIRVA reserves the right to deny access to information related to investigations or potential or actual litigation where the burden or expense



of providing access would be disproportionate to the risks to the individual's privacy, or where the rights of other individuals would be violated. In order to update your information, please send your request by electronic mail to privacy.administrator@sirva.com, by facsimile to the number (216) 606-7654, or by telephone to the number (216) 606-7912.

You have the right to opt out of any use of your Personal Information at any time. If you opt out of this policy it may affect your receipt of services.

Data Integrity & Security

SIRVA will make every reasonable effort to keep Personal Information accurate while we are using that information to serve you. SIRVA appreciates your cooperation in maintaining complete and up-to-date Personal Information and will facilitate your efforts in this regard. SIRVA retains Personal Information for as long as we have determined it is needed for the purposes for which it was received or as required by contractual, record keeping or other legal requirements.

We limit access to personal information about you to those employees who need to know that information to provide products and services to you. We do not sell your personal information.

We maintain physical, electronic, and procedural safeguards to protect your Personal Information. We regularly assess security standards and procedures to protect against unauthorized access to Personal Information.

We store your data on servers that may be located in various countries, but always in compliance with this policy and all applicable data privacy laws and regulations.

You should always safeguard your own Personal Information by protecting passwords used to access a SIRVA system and by safely disposing of records and reports no longer needed.

SIRVA will notify and work with regulatory and/or law enforcement officials as required by law to address any issues or security breaches where they arise.

Enforcement

A. Verification

Employee training and internal procedures are in place to allow SIRVA to ensure compliance with its Privacy Policy. SIRVA provides for regular internal compliance reviews of its privacy practices, and a SIRVA has a Privacy Office that is responsible for privacy implementation and compliance. For assistance with privacy concerns, you may send comments by electronic mail to privacy.administrator@sirva.com, by facsimile to the number (216) 606-7654, or by telephone at (216) 606-7912.

B. Dispute Resolution

SIRVA recognizes the importance of providing you the opportunity to address and resolve complaints about the processing of your Personal Information. Therefore, in addition to any legal remedies that may be available, if you make a complaint with us about the processing of your Personal Information and it is not



resolved to your satisfaction internally at SIRVA, you may also file a complaint with the American Arbitration Association ("AAA") at the AAA website, located [here](#), or seek its independent alternative dispute resolution services. The American Arbitration Association ("AAA") is also located at the following address:

225 North Michigan Avenue, Suite 2527
Chicago, Illinois 60601-7601 USA

The AAA can be reached by telephone at (312) 616-6560 or by facsimile at (312) 819-0404.



SE File # : 845629

NOTICE OF COMPLETION AND ACCEPTANCE OF REPAIRS

Seller: Sirva Relocation, LLC

Property: 502 Samara St
Apex, NC 27502

Seller hereby notifies Buyer that Seller has caused to be completed, remediated or credited any and all defects or repairs (collectively "repairs") as identified in the Agreement including any inspection or repair addenda, amendments or contingency releases.

Upon written notice to Seller, Buyer may inspect the completed repairs.

Sirva Relocation, LLC, Seller

Name: Christine Prentice
Title: Sr Relo Consultant
Phone: 1 331-287-2516
E-mail: Christine.Prentice@sirva.com
Date: 06/18/2026

Buyer(s) hereby gives notice that they have inspected the repairs or hereby waive said inspection and hereby state that they are satisfied with said repairs and property condition. Pursuant to said satisfaction Buyer accepts the property in its "AS IS" condition.

In lieu of or in addition to the repairs, Buyer hereby accepts a credit of \$_____ (\$0.00 if blank), to be paid at closing.

In lieu of repairs, Buyer hereby accepts a purchase price reduction of \$_____ (\$0.00 if blank)

In conjunction with the repairs, Buyer hereby accepts a payment to be made to the contractor(s) in the amount of \$_____ (\$0.00 if blank) to be paid at closing.

Buyer hereby releases, holds harmless, and forever discharges Seller, its representatives and assigns from all claims, demands and damages whatsoever relating to or caused by the aforementioned repairs.

Buyer

Date

Buyer

Date

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