NORTH CAROLINA REAL ESTATE COMMISSION

Residential Property And Owners' Association Disclosure Statement

Protecting the Public Interest in Real Estate Brokerage Transactions

Property Address/Description: 6113 Remington Lake Dr, Raleigh, NC, 27616
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 _____

Opendoor Brokerage, LLC, 8635 TULLAMORE PARK CIR CHARLOTTE NC 28226-2680 Phone: 9197989343 Fax: NC
Karen Albright
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

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

	Yes	No	NR
A1. Is the property currently owner-occupied? Date owner acquired the property: 06/18/2026 If not owner-occupied, how long has it been since the owner occupied the property? never occupied	☐	☒	☐
A2. In what year was the dwelling constructed? 1997			☐
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 _____			☐
A5. In what year was the dwelling's roof covering installed? 9 years			☒
A6. Is there a leakage or other problem with the dwelling's roof or related existing damage?	☐	☒	☐
A7. Is there water seepage, leakage, dampness, or standing water in the dwelling's basement, crawl space, or slab?	☐	☐	☒
A8. Is there an infestation present in the dwelling or damage from past infestations of wood destroying insects or organisms that has not been repaired?	☐	☐	☒

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

	NA	Yes	No	NR		NA	Yes	No	NR		NA	Yes	No	NR
Foundation	☐	☐	☐	☒	Windows	☐	☐	☐	☒	Attached Garage	☐	☐	☐	☒
Slab	☐	☐	☐	☒	Doors	☐	☐	☒	☐	Fireplace/Chimney	☐	☐	☐	☒
Patio	☐	☐	☐	☒	Ceilings	☐	☐	☐	☒	Interior/Exterior Walls	☐	☐	☒	☐
Floors	☐	☐	☒	☐	Deck	☐	☐	☒	☐	Other: _____	☐	☐	☒	☐

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

_____

_____

_____

SECTION B.
HVAC/ELECTRICAL

	Yes	No	NR
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: _____ Year: _____			☐

Buyer Initials _____ Owner Initials BB

Buyer Initials _____ Owner Initials _____

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NC

	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: _____ Year: Unknown ☐ Wall/Windows Unit(s): _____ Year: 2018
☐ 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: _____

If the dwelling's water supply source is supplied by a private well, identify whether the private well has been tested for: (Check all that apply).

☐ Quality ☐ Pressure ☐ Quantity

If the dwelling's water source is supplied by a private well, what was the date of the last water quality/quantity test? _____

C2. The dwelling's water pipes are made of what type of material? (Check all that apply)			☐

☐ Copper ☐ Galvanized ☒ Plastic ☐ Polybutylene ☐ Other: pex

C3. What is the dwelling's water heater fuel source? (Check all that apply; indicate the year of each system manufacture) ☐ Gas: _____ ☐ Electric: _____ ☐ 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? _____ ☐ 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	☒	☐	☐	☐	Plumbing system (pipes, fixtures, water heater, etc.)	☐	☐	☐	☒
Sewer system	☐	☐	☐	☒	Water supply (water quality, quantity, or pressure)	☐	☐	☐	☒

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

_____
_____
_____
_____

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):

_____

_____

_____

_____

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?	☐	☐	☒

	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):

_____

_____

_____

_____

SECTION H.
OWNERS' ASSOCIATION DISCLOSURE

If you answer 'Yes' to question H1, you must complete the remaining questions in Section H. If you answered 'No' or 'No Representation' to question H1, you do not need to answer the remaining questions in Section H.

	Yes	No	NR
H1. Is the property subject to regulation by one or more owners' association(s) including, but not limited to, obligations to pay regular assessments or dues and special assessments?	X		
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) Strawns Crossing (at Remington Park) Homeowners Association, Inc whose regular assessments ("dues") are $ 45.92 per quarterly .			
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: _____			
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?	X		
If "yes," state the amount of the fees: N/A			
H3. Is there any unsatisfied judgment against, pending lawsuit, or existing or alleged violation of the association's governing documents involving the property?		X	
If "yes," state the nature of each pending lawsuit, unsatisfied judgment, or existing or alleged violation: _____			
H4. Is there any unsatisfied judgment or pending lawsuits against the association?			X
If "yes," state the nature of each unsatisfied judgment or pending lawsuit:			

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

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 07/10/2026

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 _____

CAMS (Community Association Management Services)
1612 Military Cutoff Rd Ste 108
Wilmington, NC 28403
Department: Escrow/Resale
Phone: (877) 672-2267 Ext.

Statement of Account

Strawns Crossing (at Remington Park) Homeowners Association, Inc.

PLEASE REFER TO PAGE 2 FOR COMPLETE ESCROW INSTRUCTIONS AND DETAILS			
		Statement Date:	May 18, 2026
Property Address:	6113 Remington Lake Drive Raleigh, NC 27616		
Order Date:	5/18/2026 6:51 PM	Escrow #:	26-7609
Order #:	94HSW	Owner/Seller:	Marilyn Duong
Requested By:	Abhish Jose	Closing Date:	6/16/2026
Phone #:		Buyer's Name:	Opendoor Property Trust I a Delaware Statutory Trust
Contact Name:		Buyer's Address:	
Contact Phone #:		City, State, Zip:	,
Contact Email:		Buyer's Phone #:	(765) 234-5425

FEES DUE TO CAMS (COMMUNITY ASSOCIATION MANAGEMENT SERVICES)	
Document Processing Fees	**Amount**
Core Documents	$200.00
Add On Documents	$0.00
Covenants Compliance Inspection (CCI) Report	$150.00
Priority	$0.00
Shipping	$0.00
Convenience Fees	$14.00
Credits	
Amount Paid:	$364.00
Other Credits:	$0.00
Order Balance Due:	**$0.00**
Post Closing Fees	
Post Closing Fee	$75.00
Other 1	$0.00
Other 2	$0.00
Other 3	$0.00
Total Due (Order Balance Due + Post Closing Fees):	**$75.00**

Please reference the order number #94HSW on all checks you issue.

ALL FEES/AMOUNTS PAYABLE AT CLOSING

Mail all payments to: CAMS (Community Association Management Services)
PO Box 1628
Mount Airy, NC 27030

PLEASE PROVIDE SEPARATE CHECKS FOR AMOUNTS BELOW:

Please collect $75.00 payable to CAMS (Community Association Management Services) for above noted fees.
Please collect $45.92 payable to Strawns Crossing (at Remington Park) Homeowners Association, Inc. for Association fees (see page 2 for Comments & Fee Details)
Please provide CAMS (Community Association Management Services) with a copy of the Grant Deed / Assignment of Lease/Deed AND Mortgaged, or Agreement of Sale

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CAMS (Community Association Management Services)
1612 Military Cutoff Rd Ste 108
Wilmington, NC 28403
Department: Escrow/Resale
Phone: (877) 672-2267 Ext.

Statement of Account

Strawns Crossing (at Remington Park) Homeowners Association, Inc.

FEES DUE TO ASSOCIATION	ADDITIONAL COMMENTS / ESCROW INSTRUCTIONS
Regular Assessments Paid Through: 6/30/2026	The advanced assessment is for the 2026 Q3 assessment billing 7/1/26.
Current Account Balance: $0.00	**PLEASE NOTE: Assessment subject to change based on budget ratification**
Transfer: $0.00	*REQUIRED: PLEASE PROVIDE AN EMAIL/PHONE # FOR NEW OWNER
Working Capital: $0.00	
Reserve: $0.00	
Enhancement: $0.00	
Advanced Assessments: $45.92	
Other 1: $0.00	
Other 2: $0.00	
Other 3: $0.00	
Total Due: $45.92	

IMPORTANT DISCLOSURE:
This property is subject to administrative fees charged by the owners' association and/or its management company for closing out the seller's account and establishing the new owner's account in the association's records.

A. ASSOCIATION ASSESSMENTS / ADDITIONAL ASSESSMENTS AND FINANCIAL INFORMATION	
01.	Amount of Property Assessment is? $45.92
02.	Frequency of Property Assessment? Quarterly
03.	Assessments are due on this day of the month: 1
04.	Assessments are past due on this day of the month: 15
05.	The late fee is (enter the actual amount): $10.00
06.	The late fee percentage is: 18%
07.	Is there any late fee interest? If so, how is it calculated? The assessment is due on the 1st & late after 45 days. The late fee will be applied on the 15th of the month. There is a $10 late fee & 18% per annum interest fee.
08.	Amount of other assessment? n/a
09.	Purpose of other assessment? n/a
10.	Amount of special assessment? n/a
11.	Purpose of special assessment? n/a

B. INSURANCE INFORMATION	
01.	Insurer's Name? Snotherly Insurance Agency
02.	Insurance Contact Name J. Alex Snotherly
03.	Insurance Contact Phone Number? 919 832-5832
04.	Insurance Contact Fax Number? na
05.	Insurance Contact Email? alex@snotherlyinsurance.com
06.	Policy Period: na

C. COVENANT COMPLIANCE INFORMATION	
01.	Has the Unit/Home been specifically inspected for compliance with covenants in conjunction with this inquiry? Yes
02.	List any open violations for the unit 5/20/2026: Lawn needs maintenance, weeds pulled and bare spots Per the community manager who completed the CCI inspection: Address weeds and bare spots. *To close any open violation, the owner must reach out via the owner's portal to the community manager, per the original letter/message they received to ensure the matter is resolved. The closing department cannot close out an open compliance matter. They may also call community support at 877-672-2267.

I hereby certify that the above information is true and correct to the best of my knowledge and belief.

Completed By: Angie Balcombe

Statement Date: May 18, 2026

This information is being provided by CAMS (Community Association Management Services) as a courtesy to lenders and other real estate professionals. Although CAMS (Community Association Management Services) believes that the information provided is complete and accurate, the

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CAMS (Community Association Management Services)
1612 Military Cutoff Rd Ste 108
Wilmington, NC 28403
Department: Escrow/Resale
Phone: (877) 672-2267 Ext.

Statement of Account

Strawns Crossing (at Remington Park) Homeowners Association, Inc.

requesting party understands and acknowledges that this information is subject to change without notice and that CAMS (Community Association Management Services) is not responsible for any inaccurate or omitted information.

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HLB
Hatch, Little & Bunn, L.L.P.

MAILING ADDRESS
PO Box 527
Raleigh, NC 27602

PHYSICAL ADDRESS
2626 Glenwood Ave., Suite 550
Raleigh, NC 27608

Phone: 919.856.3940 Fax: 919.856.3950
www.hatchlittlebunn.com

March 19, 2026

Hankin Pack Law
980-895-4158
Austin.wood@hankinpacklaw.com

RE: Strawn's Crossing (at Remington Park) Homeowners Association, Inc.
Billy Page, individually and as Administrator of Estate of Brenda Burns, Rodney O'Neal, Derrick Page
6128 Remington Lake Drive
Raleigh, NC 27616

Per your request, I have enclosed the payoff ledger. Please take note that the payoff of the above-referenced property is One Thousand Four Hundred and Seventy-One Dollars and Seventy-Four Cents. ($1,471.74) Good through April 14, 2026, please make funds payable to the Association named STRAWN'S CROSSING AT REMINGTON PARK HOMEOWNERS ASSOCIATION, INC. If funds are received after April 14, 2026, 2026, please contact our office for a new payoff amount. Please mail our office at 2626 Glenwood Ave. Ste. 550, Raleigh, NC 27608.

If you need any additional information, please feel free to contact me at 919-856-3975.

Sincerely,

Deb Fylak
Legal Assistant
Hatch, Little & Bunn, L.L.P
919-856-3975

ATTORNEYS AT LAW

Justin R. Apple
Phillip H. Cowan
Stephanie M. D'Atri
Sean G. Delaney
Gilbert W. File
Aaron M. Goforth
Patrick A. Johnson
James P. Little
Devon A. Newton
James A. Oliver
Tina Frazier Pace
A. Bartlett White
David M. Yopp
William D. Young IV

Strawns Crossing (at Remington Park) Homeowners Association, Inc.

Homeowner Transaction History 1/1/2025 - 3/19/2026

16761345593 - Brenda P. Burns - 6128 Remington Lake Drive

Date	Description	Charge	Payment	Balance
	Prior Balance	-	-	$729.96
1/1/2025	Assessment	$45.92	-	$775.88
1/15/2025	Interest	$4.44	-	$780.32
1/15/2025	Late Fee	$10.00	-	$790.32
2/10/2025	Attorney Collection Fee Hatch, Little & Bunn Invoice # 185562	$218.00	-	$1,008.32
2/15/2025	Interest	$5.13	-	$1,013.45
2/15/2025	Late Fee	$10.00	-	$1,023.45
3/15/2025	Interest	$5.13	-	$1,028.58
3/15/2025	Late Fee	$10.00	-	$1,038.58
4/1/2025	Assessment	$45.92	-	$1,084.50
4/15/2025	Interest	$5.13	-	$1,089.63
4/15/2025	Late Fee	$10.00	-	$1,099.63
5/15/2025	Interest	$5.82	-	$1,105.45
5/15/2025	Late Fee	$10.00	-	$1,115.45
6/15/2025	Interest	$5.82	-	$1,121.27
6/15/2025	Late Fee	$10.00	-	$1,131.27
7/1/2025	Assessment	$45.92	-	$1,177.19
7/15/2025	Interest	$5.82	-	$1,183.01
7/15/2025	Late Fee	$10.00	-	$1,193.01
8/15/2025	Interest	$6.51	-	$1,199.52
8/15/2025	Late Fee	$10.00	-	$1,209.52
9/15/2025	Interest	$6.51	-	$1,216.03
9/15/2025	Late Fee	$10.00	-	$1,226.03
10/1/2025	Assessment	$45.92	-	$1,271.95
10/15/2025	Interest	$6.51	-	$1,278.46
10/15/2025	Late Fee	$10.00	-	$1,288.46
11/15/2025	Interest	$7.20	-	$1,295.66
11/15/2025	Late Fee	$10.00	-	$1,305.66
12/15/2025	Interest	$7.20	-	$1,312.86
12/15/2025	Late Fee	$10.00	-	$1,322.86
1/1/2026	Assessment	$45.92	-	$1,368.78
1/15/2026	Interest	$7.20	-	$1,375.98
1/15/2026	Late Fee	$10.00	-	$1,385.98
2/15/2026	Interest	$7.88	-	$1,393.86
2/15/2026	Late Fee	$10.00	-	$1,403.86
3/15/2026	Interest	$7.88	-	$1,411.74
3/15/2026	Late Fee	$10.00	-	$1,421.74

50.00

1,471.74

CCI Report

Strawns Crossing (at Remington Park) Homeowners Association, Inc.

Property Address: 6113 Remington Lake Drive Raleigh, NC 27616
Order #: 94HSW
Order Date: 5/18/2026

General Information

Type of Association/Community? (Condo, Single Family, etc.	HOA

Inspection Summary

Kyle Yauck completed this inspection on 05/21/2026, 9:26 AM (CST).

Observations

Type	Description
Other	Per the community manager who completed the inspection, Lawn needs maintenance: weeds pulled and bare spots.

Violations

Type	Description
Other	Per the community manager who completed the inspection: Address weeds and bare spots

Photos

(On next page)

I hereby certify that the above information is true and correct to the best of my knowledge and belief.

Kyle Yauck — 5/21/2026

Signature of person completing form — Date

This inspection was made to determine if the unit/home is in compliance with the covenants, bylaws, design standards, and rules of the association. It is not intended to comment on the structural aspects of the unit/home, nor zoning compliance, health regulations, etc. It is not possible to be 100% certain of Association-related compliance, as not all areas of the unit/home are visible during inspection.

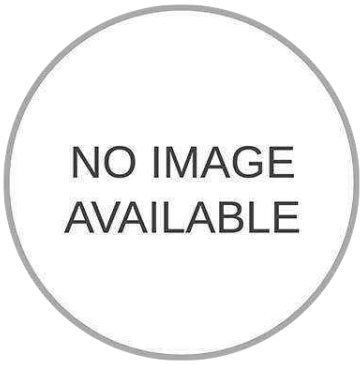
This information is being provided by CAMS (Community Association Management Services) as a courtesy service to lenders and other real estate professionals. Although CAMS (Community Association Management Services) believes that the information provided is complete and accurate, the requesting party understands and acknowledges that this information is subject to change without notice and that CAMS (Community Association Management Services) is not responsible for any inaccurate or omitted information.

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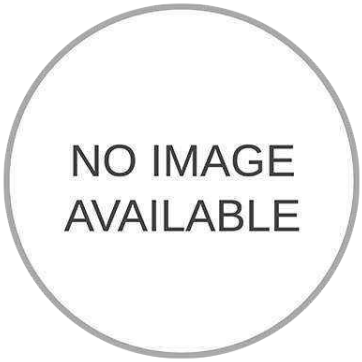
CCI Photos



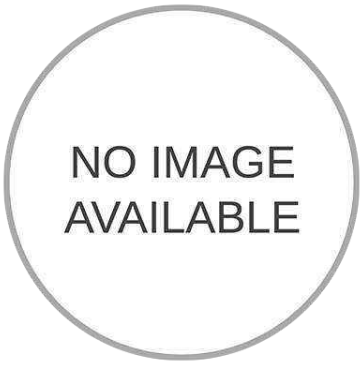
front



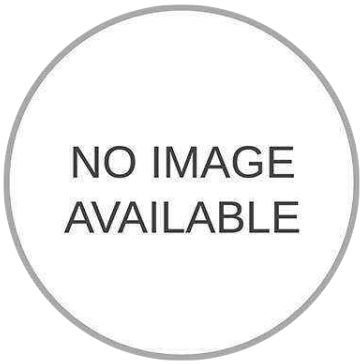
Additional 1



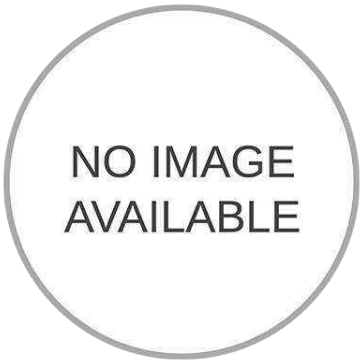
left



Additional 2



right



Additional 3

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Printed at: 2026-05-22T14:08:19.163151

Timestamp : 2026-05-22T14:06:38.353880
From : Shopper Support <shoppersupport@communityarchives.com>
Subject : Re: HOA Information Requested - 6113 Remington Lake Drive Raleigh, NC 27616 (Wake)
To : "contactus@rexera.com" <contactus@rexera.com>
CC : N/A
BCC : N/A

Body :
Hi Team Rexera,

Thank you for taking our phone call and speaking with us today.

As discussed regarding 6113 Remington Lake Drive Raleigh, NC 27616:

1. Is this property address under your management or governance? Yes,Strawns Crossing (at Remington Park) Homeowners Association, Inc.

2, Are there any additional associations that the property/unit is a part of? No.

3. Are there any current or ongoing litigations?No.

Let us know if you have any questions by replying to this Ticket. You can contact us directly at (833) 462-3627 option 2, Monday-Friday 8:00AM-5:00PM CST.

It was my pleasure assisting you!
Please leave a Google Review

---------- Original Message ----------
From: Team Rexera [contactus@rexera.com]
Sent: 5/21/2026, 1:35 PM
To: email@camsmgt.com
Cc: shoppersupport@communityarchives.com
Subject: Re: HOA Information Requested - 6113 Remington Lake Drive Raleigh, NC 27616 (Wake)

Hi Team,

We are following up for the answers for below mentioned questions :

1. Is this property address under your management or governance? Can you confirm the HOA Name?

2, Are there any additional associations that the property/unit is a part of? If yes, then do we require a separate closing letter for the master HOA?

3. Are there any current or ongoing litigations?

Thank you

On Thu, May 21, 2026, at 18:35 PM, contactus@rexera.com wrote:

Closing Attorney Info:
What to expect when working with CAMS

Our goal is to make the closing process smooth! Please review the following important information.

Thank you for submitting your order online via the Community Archives (CA) where you can:

- **Track your orders online with your order confirmation number**
- **Provide the attached QUICK START form to the buyer**

When CAMS receives a Resale Disclosure request from a Closing Attorney, we place the seller's account on Hold so that online payments will be blocked. The Closing disclosure statement is valid for 30 days from the date issued. If the closing occurs later, please request an updated statement via the CA portal.

If we do not receive the closing information from the closing attorney within 45 days, we will send a reminder to the email on file requesting the closing paperwork and reference the seller name and property address.

*** Be sure to add email@camsmgt.com to your 'Safe Senders' list so that you will receive messages.**

- If the Closing has been cancelled, please let us know so that we can reactivate the homeowner's account promptly.
- For transactions that have closed, we require **the property Deed for this closing, showing the Buyer's Name,** and request the Closing Disclosure or HUD statement so that we can properly apply the payments that were collected at closing.

Paying electronically at the time of ordering is easy. Additionally, Community Archives allows you to send the payment link to a third party, so that the party to the transaction can make payment directly.

If you send payment via check after the closing, please make one check payable to CAMS for the order fees and please make one check payable to the Association for Assessments, working capital and association amounts due to be collected at closing as per the Closing Disclosure.

Contact closingrequest@CAMSmgt.com with questions. Thank you!

Welcome to the Community Association!
New Owner QUICK START Info Request

****NOTE TO CLOSING ATTORNEY: PLEASE ENSURE THAT THE BUYER RECEIVES THIS FORM TO FILL OUT & PLEASE RETURN IT TO OUR OFFICE WITH THE CLOSING DOCUMENTS.****

NEW OWNER- WHAT TO EXPECT: After the real estate closing is complete, the Attorney will send the closing instructions, deed and payment to CAMS. Your new Homeowner Association account will be set-up once we have received these documents. NOTE THAT IT CAN TAKE 3-6 WEEKS FOR US TO RECEIVE THIS INFORMATION IF AN ATTORNEY SENDS IT BY MAIL. Please give this form to the attorney or send the information directly to CAMS.

New Owner information can be submitted online at https://www.camsmgt.com/new-homeowner
OR you may complete and return the form below to contactinfo@camsmgt.com

***If your Association has Amenities**: your access to amenities (pool, gate, etc) will not become available until we have received the legal documents required for setting up your Association Account.*
Any keys, fobs, remotes and/or passes are to transfer to the new owner at the time of closing.
(If not transferred, the new owner will be responsible for purchase of any new devices or passes.)

PROPERTY OWNER INFORMATION Date: _____

Name(s) on Deed: _____

_____

Lot #: _____ Phase: _____ Section: _____ Building #: _____ Unit #: _____ Slip #:_____

GET CONNECTED – we will email your online portal registration info once your account has been set up!

*New Owner's **E-Mail** Address: _____

*Additional **E-Mail** Address: _____

PROPERTY: Community Association name (HOA):_____

Physical address of property: _____

Vacant lot? ☐ Yes ☐ No _____

*Mailing Address if different from Property: _____

Home Phone: _____ _____

Alternate Phone: _____ Belongs to: _____ (cell / work)

Alternate Phone: _____ Belongs to: _____ (cell / work)

Will you be renting this property out to someone else? If yes, provide name below: ☐ Yes ☐ No

Rental Co or Renter: _____ Phone #: _____

Please visit www.camsmgt.com We look forward to being of service!