NORTH CAROLINA REAL ESTATE COMMISSION

Residential Property And Owners' Association Disclosure Statement

Protecting the Public Interest in Real Estate Brokerage Transactions

Property Address/Description: 2928 Thurman Dairy Loop, Wake Forest, NC, 27587
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: 01/28/2026 If not owner-occupied, how long has it been since the owner occupied the property? 2026-01-28	☐	☒	☐
A2. In what year was the dwelling constructed? 2019			☒
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? 2019			☐
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):

Per work order, HVAC compressor replaced. Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property where applicable as noted.

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

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: Central HVAC Year: 2020			☒

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

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	Yes	No	NR
B4. What is the dwelling's cooling source? (Check all that apply; indicate the year of each system manufacture) [x] Central Forced Air: Split system Year: 2020 [ ] Wall/Windows Unit(s): _____ Year: 2020 [ ] Other: _____ Year: _____			[ ]
B5. What is the dwelling's fuel source? (Check all that apply) [x] Electricity [x] Natural Gas [ ] Solar [ ] Propane [ ] Oil [ ] Other: _____			[ ]

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

Per work order, HVAC compressor replaced. Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property where applicable as noted.

SECTION C.
PLUMBING/WATER SUPPLY/SEWER/SEPTIC

	Yes	No	NR
C1. What is the dwelling's water supply source? (Check all that apply) [x] City/County [ ] Shared well [ ] Community System [ ] Private well [ ] Other: _____ If the dwelling's water supply source is supplied by a private well, identify whether the private well has been tested for: (Check all that apply). [ ] Quality [ ] Pressure [ ] Quantity If the dwelling's water source is supplied by a private well, what was the date of the last water quality/quantity test? _____			[ ]
C2. The dwelling's water pipes are made of what type of material? (Check all that apply) [ ] Copper [ ] Galvanized [ ] Plastic [ ] Polybutylene [ ] Other: _____			[ ]
C3. What is the dwelling's water heater fuel source? (Check all that apply; indicate the year of each system manufacture) [x] Gas: 2019 [ ] Electric: _____ [ ] Solar: _____ [ ] Other: _____			
C4. What is the dwelling's sewage disposal system? (Check all that apply) [ ] Septic tank with pump [ ] community system [ ] Septic tank [ ] Drip system [x] Connected to City/County System [ ] City/County system available [ ] Other: _____ [ ] Straight pipe (wastewater does not go into a septic or other sewer system) *Note: Use of this type of system violates State Law. If the dwelling is serviced by a septic system, how many bedrooms are allowed by the septic system permit? _____ [ ] No Records Available Date the septic system was last pumped: _____			[ ]

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

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

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

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Buyer Initials _____ Owner Initials _____

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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):

See Additional Property Information

_____

_____

_____

Buyer Initials _____ Owner Initials BB

Buyer Initials _____ Owner Initials _____

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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? 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) Kitchin Farms Homeowners Association, Inc. whose regular assessments ("dues") are $ 99.00 per monthly . 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: Kitchin Farms Homeowners Association, Inc., PO Box 803555, Dallas, TX 75380-3555, (855) 877-2472 c. Are there any changes to dues, fees, or special assessment which have been duly approved and to which the lot is subject? If "yes," state the nature and amount of the dues, fees, or special assessments to which the property is subject: _____	X		
H2. Is there any fee charged by the association or by the association's management company in connection with the conveyance or transfer of the lot or property to a new owner? If "yes," state the amount of the fees: _____		X	
H3. Is there any unsatisfied judgment against, pending lawsuit, or existing or alleged violation of the association's governing documents involving the property? If "yes," state the nature of each pending lawsuit, unsatisfied judgment, or existing or alleged violation: _____		X	
H4. Is there any unsatisfied judgment or pending lawsuits against the association? If "yes," state the nature of each unsatisfied judgment or pending lawsuit:			X

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

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 08/27/2026

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 _____

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Additional Property Information

2928 Thurman Dairy Loop, Wake Forest, NC 27587

G-HOA — Section G, Explanation (Seller Disclosure page 5)

Kitchin Farms Homeowners Association, Inc. has a monthly fee of $99.00. The HOA's billing address is PO Box 803555, Dallas, TX 75380-3555 and the phone number is (855) 877-2472.

x Brad Bonney

Authorized Signer on behalf of Opendoor Property Trust I

Date: 08/27/2026

The seller has made this page available in an effort to make the contents of this disclosure easier to read, as the current format of the seller disclosure itself does not leave adequate space to explain answers provided. The seller never occupied the property. The information being provided is context gleaned from previous seller inputs, visual assessment, work orders, and publicly available information. Some information from the sources noted could be conflicting and the seller encourages the buyer to obtain their own inspection to verify the details noted here.

Email: service@ciramail.com
Toll Free: (855) 877-CIRA (2472) Option#2
Fax: (866) 919-5696

Resale Disclosure Document

Kitchin Farms Homeowners Association, Inc.

Physical Address: 2928 Thurman Dairy Lp Wake Forest, NC 27587

Legal Address: Phase 1C / Section / Block / Lot 74

Expected Close Date: January 28, 2026

This Resale Disclosure Document concerning the above referenced Property has been prepared for the Board of Directors of the above referenced Community Association by RealManage. [1]

A. The Property **is not** subject to a right of first refusal or other restraints contained in the restrictions or restrictive covenants that restricts the owners' right to transfer the owners' property.

B. The current regular assessments for the Property are **set forth in the attached Statement of Account**.

C. The current special assessments, if any, due for the Property after the date hereof are **set forth in the attached Statement of Account**.

D. The total of all amounts due and unpaid to the Community Association that are attributable to the Property is **set forth in the attached Statement of Account**.

E. The capital expenditures approved by the Community Association for its current fiscal year are **unknown**.

F. The amount of reserves for capital expenditures is **set forth in the attached balance sheet**.

G. Unsatisfied judgements against the Community Association total **None on File**.

H. There **is not** a lawsuit pending against the Community Association.

I. The Community Association board **has no** actual knowledge of conditions on the Property in violation of the restrictions applying to the subdivision or the bylaws or rules of the Community Association.

J. The Community Association board **has not** received notice from any governmental authority regarding health or building code violations with respect to the Property, any common areas, comon facilities owned or leased by the Community Association.

K. The Community Association charges an Ownership Conveyance Processing Fee as **set forth in the attached Statement of Account**.

L. The Community Association's managing agent is RealManage and their corporate mailing address is PO Box 803555 Dallas, TX 75380-3555

M. The restrictions **do** allow foreclosure of the Community Association's lien on the Property for failure to pay assessments.

Prepared By: RealManage, January 21, 2026 6:31 AM CST
Title: In its corporate capacity as an Agent, and on behalf of the Board of Directors of **Kitchin Farms Homeowners Association, Inc.**

[1] The information contained herein (including attachments or accompanying documents) has been prepared based on information available at the time. All information is subject to change at any time without notice. RealManage and CiraConnect are not responsible for inaccurate or omitted information. No representation is made as to the legal validity or adequacy of any provision in any specific transaction.

The following are attached, to the extent they have been requested or are required, and are available: (i) Restrictions, (ii) Rules, (iii) Bylaws, (iv) Current Balance Sheet, (v) Current Operating Budget, (vi) Certificate of Insurance concerning Property and Liability Insurance for Common Areas and Facilities, and (vii) Any Governmental Notices of Health or Housing Code Violations.

Email: service@ciramail.com
Toll Free: (855) 877-CIRA (2472) Option#2
Fax: (866) 919-5696

Prepared January 21, 2026 6:31 AM CST
RY - R0606043L0398405
Confirmation #C004567413
Request #456741

Statement of Account

Kitchin Farms Homeowners Association, Inc.
Physical Address: 2928 Thurman Dairy Lp, Wake Forest, NC 27587
Legal Address: Phase 1C / Section / Block / Lot 74
Expected Close Date: January 28, 2026

Due at Closing [1]:

Check #1 Payable To:		**Check #2 Payable To:**	
"Kitchin Farms Homeowners Association, Inc." c/o RealManage PO Box 803555 Dallas, TX 75380-3555		"RealManage" PO Box 803555 Dallas, TX 75380-3555	
Balance Prior to Close [2][3]:	$121.23	Conveyance Processing Fee	$275.00
Advanced Assessments / Charges [4]:	$210.77		
Working Cap Assess.	$180.00		
Total Check #1	**$512.00**	**Total Check #2**	**$275.00**

Prepaid Fees & Payments:

Statement of Account with Resale / Disclosure Documents	$375.00
CiraConnect Processing Charge - New Request	$67.00
Expedited Processing on 01/20/2026	$100.00
Online Payment (3C601343AG350861V)	($542.00)
Total Balance:	$0.00

Instructions Prior to Close. Regular Assessments, but not Special Assessments, are prorated through the day prior to closing. Closing agents are encouraged to request an updated SOA three days prior to the expected close date. However, if the closing date moves up or moves back by only 1-3 days (from the expected close date indicated in the last SOA), the closing agent may opt to calculate their own per diem adjustments. While the methods employed by a closing agent (via their in-house closing software) and RealManage (as agent for the Association) may differ slightly, the differences are usually negligible. So while these calculations will prevail, it is not mandatory to request an updated SOA if the expected closing date changes by three or fewer days.

After Closing. Please promptly mail a copy of this entire statement, a copy of the deed, settlement statement, and separate checks as shown above to RealManage, PO Box 803555, Dallas, TX 75380-3555.

[1] Amounts Due at Closing. Amounts due must be remitted on separate checks as shown. The figures contained herein have been prepared based on information available at the time. All information is subject to change at any time without notice. RealManage and CiraConnect are not responsible for any inaccurate or omitted information.

[2] Balance Prior to Close. As of **January 20, 2026**, the account has been invoiced for all regular assessments due through **January 31, 2026**, and the account had a current balance of **$134.00**. The Balance Prior to Close in the amount of **$121.23** shown here is an estimate of what the account balance will be on the Expected Close Date after prorating the owner's regular assessments through the day prior to close, or **January 27, 2026**. At the time of closing, the owner's actual balance may be more or less than the amount estimated here. If the Balance Prior to Close is a credit and the current owner desires a refund, it must be handled at closing through the settlement statement. Balance refund requests cannot be processed outside of closing.

[3] Per Diem Adjustments. If the Closing Date changes, then both (i) Balance Prior to Close and (ii) Advance Assessments will change (irrespective of any additional payments made on, or late fees or other charges billed to, the property's account). For each day that the closing is delayed beyond the Expected Close Date of **January 28, 2026**, we estimate that Balance Prior to Close will **increase** by **$3.19** and Advance Assessments will **decrease** by **$3.19**. For each day that the closing is advanced sooner than the Expected Close Date of **January 28, 2026**, we estimate that Balance Prior to Close will **decrease** by **$3.19**, and Advance Assessments will **increase** by **$3.19**.

[4] Advance Assessments. Advance Assessments is an estimate of the amounts to be due for the period from closing on **January 28, 2026** through **March 31, 2026**. The actual amount(s) due may vary. Regular Assessments are prorated for the period and are calculated at the rate of **$99.00** per **Month**.

See attached page for important additional disclosure regarding the figures contained here.

Additional Notes

***** Direct Debit (ACH Draft) Registration - Cancel Prior to Closing *****

The seller is currently registered to pay their assessments by electronic direct debit ("ACH" draft). Future assessments and charges will continue to draft until either the registered owner inactivates the draft authorization through the CiraNet Owner / Resident Portal or RealManage receives the closing paperwork and processes the ownership change. **Please note**: Closing paperwork is generally received and processed 2 -3 weeks after the transaction has closed.

Please advise the seller accordingly.

Email: service@ciramail.com
Toll Free: (855) 877-CIRA (2472) Option#2
Fax: (866) 919-5696

Owner's Association
Settlement / Disclosure Document Request

Request for Documents:

Documents Requests (check all that apply):		Fulfillment [1]:
Resale Certificate	X	Expedited Processing (2 Business Days)
Statement of Account - first request		
Statement of Account - update		
Questionnaire		
Transaction (check one):		**If a Sale [2] (check of applicable):**
Sale	X	Owner/Seller is a relocation service provider
Refinance / Other		Owner/Seller obtained title in a foreclosure

General:

Date of Request:	01/20/2026	Expected Close Date:	01/28/2026
GF Reference #:	26-378	Other Reference #:	
Other Reference #:		Other Reference #:	

Requested By:

Requested By (Name):	Abhish Jose	Direct Phone	(415) 236-2577
Company Name:	Rexera	Cell Phone:	
Street Address:	515 E Main St, #16	Email:	abhish@rexera.com
City / State / Zip:	Muncie, IN 47305	Fax:	

Property:

Association / Subdivision:	Kitchin Farms						
Physical Address:	2928 Thurman Dairy Lp, Wake Forest, NC 27587						
Phase:	1C	Section:		Block:		Lot:	74

Owner / Seller:

Full Legal Name:	[redacted]

Buyer:

Full Legal Name:	Opendoor Property Trust I a Delaware Statutory Trust		
Buyer Type:	Homeowner		
Contact Information Prior to Closing:			
Mailing Address:			
Email Address:	hoa@opendoor.com		
Phone:			
Contact Information After Closing (Required [3]):			
Mailing Address:			
Email Address:	hoa@opendoor.com		
Phone:		Will Buyer Reside at Property (Y/N):	N

[1] Fulfillment. Standard turnaround time is 2 Business Days from the time payment is received (if prepayment is required) or the time the request is received (if no prepayment is required). Faster delivery options may be available for an additional charge. Quoted delivery times to not apply to requests for all properties including properties where the owner's account has been referred to an attorney, lien service or collection agent, properties requiring a physical inspection prior to disclosure and properties in communities recently transitioned to new management and / or the CiraConnect platform. To cancel a request, promptly notify us via email.

[2] Sales Involving Foreclosed Property or Transacted by Relocation Service Providers. The sale of a property involving a seller that obtained title through a foreclosure or as part of a transaction to assist an owner in a corporate relocation may be subject to a double-deeded transfer and subject to additional charges. Please provide a deed or substitute trustee deed to facilitate processing.

[3] Buyer Contact Information. The Buyer and Title Company are responsible for providing the Owner's Association with a valid mailing address for Owner's Association correspondence. This information is required if the Buyer does not intend to reside at the property (e.g. an investor). The Title Company may be subject to recourse from the Buyer for failure to provide this information to the Owner's Association. Unless an alternate mailing address is provided, all correspondence will be sent to the property address.