

AIRES OFFER CHECKLIST

(Please complete and return this form along with offer)

- The relocation process involves two transactions. Transaction 1 is Transferee (Seller) sells home to Aires (Buyer). Transaction 2 is Aires (Seller) sells home to outside buyer (Buyer).
- Please make sure that all parties sign documents only where appropriate for that transaction. The outside buyer in transaction 2 will only initial documents where the transferee is the seller and Aires is the buyer.
- As an FYI, we will also need the transferee to sign our Aires Offer to Purchase their home and execute a new listing agreement between Aires and your broker before we can sign the outside offer.
- Please do not recommend **rent backs** as they are **not allowed**.

***** Transferee is NOT to sign any purchase contract or addendum, or their benefits will be compromised!!!!*****

We will provide them with the Aires Offer to Purchase.

Thank you for working with our Transferee on their relocation program. To make the process easier for you we have listed below the items we will need from the buyers when an offer is submitted.

_____ The State offer showing Aires as the Seller **signed by the buyers**.

_____ The Aires Purchase and Sale Addendum **signed by the buyers**. (No modifications are allowed)

The following **MUST** be written into the offer like any other Addendum: **Aires Addendum is made part of the sales agreement**. Please note the Closing Company contact information for Aires on page 2.

_____ Copy of all state disclosures completed by Transferee to have each page initialed by buyer anywhere on the page except as the buyer – Aires is the buyer of the transferee's home. This is being provided for informational purposes.

_____ Copy of all state disclosures with "X's" through them – all pages initialed by buyer and they sign as the buyer as well – Aires is the seller.

_____ Copy of Aires Property Disclosure completed by transferee with **all pages initialed by the Buyers**.

_____ Copy of the Earnest Money

_____ Pre-Approval Letter or Proof of Funds if cash offer

_____ All other state required disclosures

_____ Aires Inspections (Home, Pest, & Radon Warranty, etc.) with **Buyers initials on each page**. ****Please note, depending on the program, inspections may or may not be included****

Do you think this home will appraise ☐ **Yes** ☐ **No** **If No, why?**

Please note any concerns, recommendations, etc.:

Is this an "AS IS" Sale? If so, Aires will need to provide you with a revised Aires Addendum

AGENT INSTRUCTIONS

- If the Buyers offer is contingent on their home selling or closing, please provide their offer and any other offers associated with the sale. ***Please note: Not all clients will accept an offer contingent on selling/closing of the buyer's home. Contact PPC for clarification.** *
- If the offer is over list price you must provide sold comps that will support the offer price
- If the offer is over list price the contract **MUST** state: **"Both parties agree that buyer(s) will bring funds to closing to cover the difference between appraisal value and sales price."** Proof of these funds is also required.
- Please allow two business days for signature.
- Please review all documents for compliance prior to sending to Aires.

If you have any questions, please contact your Aires Policy & Property Consultant



ADDENDUM TO PURCHASE AND SALE AGREEMENT

From:

American International Relocation Solutions, LLC
6 Penn Center West
Pittsburgh, PA 15276 USA

This is an addendum to a Purchase and Sale Agreement (the "Agreement") dated as of _____ between American International Relocation Solutions, LLC (Aires), a Pennsylvania Corporation as Seller and _____ as Buyer, with respect to the land, buildings, improvements and contents located at: 132 Woodstaff Ave, Wake Forest, NC 27587 (the "Property"). In the event of any conflict between the provisions of this Addendum and the provisions of the Agreement, the provisions of this Addendum shall control.

1. Ownership: The parties are not bound until the Agreement and this Addendum are executed and delivered to the respective party or its agent. In addition, the Buyer acknowledges that this sale is a corporate relocation transaction and that Seller's ability to transfer title is contingent upon Seller's ability to acquire ownership of the Property through a contract with the individual being relocated upon terms satisfactory to that individual and Seller on or before the closing date set forth above. If Seller does not acquire ownership, authority and/or obtain marketable title on or before the closing date, the Agreement may be deemed null and void at the Seller's option. In that event, the earnest money or Buyer's deposit will be refunded to Buyer as Buyer's sole and exclusive remedy and Seller will be released from further liability.

2. Force Majeure Event: The performance of this Agreement is subject to termination and/or extension upon the occurrence of an Excused Event, as further defined below. As used herein, an "Excused Event" shall mean any Acts of God, declared state of emergency or public health emergency, pandemic (specifically including COVID-19), government mandated quarantines and isolations, war, acts of terrorism, organized labor activities, natural disasters, and/or government mandated orders for civil or military authorities any or all of which would either hinder the Seller's performance under this Agreement and/or make such performance impractical and/or impossible. If an Excused Event occurs to the Seller, then the Seller shall provide notice to the Buyer of such Excused Event as soon as practical and the Seller shall have the option of, in Seller's sole and exclusive discretion:

2A. Delaying Seller's performance and obligations hereunder, including but not limited to, delaying the closing date, and notifying the Buyer of the anticipated additional time needed in order to perform Seller's obligations pursuant to this Agreement; or

2B. Terminating this Agreement. In the event of termination, the Seller's only obligation shall be to return the deposit funds to the Buyer.

2C. In the event the Seller chooses to extend this Agreement pursuant to section A, above, and if the continuation of the Excused Event would make Seller's performance impractical and/or impossible, the Seller, in its sole and exclusive discretion, may then elect to terminate this Agreement. In the event Seller terminates this Agreement, the Buyer's sole and exclusive remedy shall be a return of the earnest money or Buyer's deposit and the Seller shall be released from any and all liability that may arise under this Agreement.

3. Seller's Authority: No Agreement for the sale of the Property shall be deemed effective unless executed in writing by Seller. Any offer or counter-offer executed by a real estate broker or agent on behalf of Seller (other than a corporate officer of Seller) shall not be binding on Seller unless and until confirmed in writing and signed by Seller.



4. Seller's Representations: Any representation by Seller shall be to the best of the Seller's knowledge and belief without inquiry or investigation. No representation shall survive the closing unless specifically expressed herein. Buyer acknowledges that Buyer is not relying on any representations, statements, guarantees or warranties concerning the Property made by anyone and neither Seller nor any of its agents make any representations concerning the Property including, but not limited to: warranties of habitability, merchantability or fitness for a particular use, insurability, representations regarding the size of the buildings and improvements, lot size or boundaries, the presence or absence of toxic or hazardous substances, the presence or absence of any encroachments or unrecorded easements, the need for or failure to obtain any permits or certificate of occupancies, the flood zone determination of the Property, or the condition of the Property or any of its mechanical components including but not limited to the security system, electrical, plumbing, sprinkler system, heating, air conditioning system, and/or any appliances being conveyed pursuant to the Agreement.

5. Condition of Premises: Buyer understands that Seller is a relocation management company and has never lived on or in the Property. The Property, including the contents (fixtures, appliances and personal property), being sold and purchased are not new, and are being sold "as is", in their present condition.

6. Tests, Inspections, and disclosures: The following tests, inspections, and disclosure have been completed in, on or with respect to the Property and Buyer acknowledges receipt of the documentation specified below in regard to those tests or inspections:

Type of Disclosure	Date	Done By
Aires Sellers Disclosure	10 Mar 2026	Mariusz Mika
State Property Disclosures	02 Jun 2026	Mariusz Mika
Aires Signed State Property Disclosures	11 Aug 2026	Aires
Radon Warranty	11 Mar 2026	Fidelity Inspection & Consulting
Siding ID and Evaluation	11 Mar 2026	Fidelity Inspection & Consulting
General Home Inspection	23 Mar 2026	Fidelity Inspection & Consulting
Pest Inspection	24 Mar 2026	Fidelity Inspection & Consulting

Other: The above documents are being given to Buyer for informational purposes only. They represent the opinions of the individuals or firms who prepared them. Seller makes no representations as to the accuracy of the information given and makes no agreement to undertake or perform any action recommended in any of the reports.

Unless specifically disclosed above, Seller has no knowledge concerning the presence of radon gas, asbestos, mold, synthetic stucco, or other allergen, toxic or hazardous substances in the Property. However, Buyer shall not interpret Seller's lack of knowledge as a representation that the Property is free of these or other toxic or hazardous substances.

7. Buyer's Duty to Inspect/Test: Buyer agrees to inspect or to have the Property inspected by others on Buyer's behalf to determine the existence of defects, if any. All and any inspections shall be at Buyer's sole cost and expense. Seller encourages Buyer to secure such surveys, professional building inspection reports, any inspections or reports necessary to determine the presence of radon gas, asbestos, mold, synthetic stucco, or other toxic or hazardous substances in or about the Property, and other reports and inspections as are appropriate to determine the condition of the Property.

All inspections and tests must be conducted, and any defects reported to Seller in writing, within ten (10) calendar days after the date Buyer signs this Addendum. An electronic copy of the complete written report from Buyer's testing company must accompany such report of any defects. Within seven (7) calendar days from the date Seller receives Buyer's written notice of any defects, Seller will advise Buyer or Buyer's Representative, in writing, as to how Seller shall proceed. If the defects are those that Seller has already disclosed, then Buyer shall consummate the purchase transaction according to the terms of the Agreement and this Addendum.

If the defects are not defects disclosed by Seller, then Seller shall have the option of: a) Treat the condition and repair the defect at Seller's own cost and expense, in which event Buyer agrees to consummate the purchase transaction according to the terms of the Agreement and this Addendum; or b) Give the Buyer a credit for the cost of repair, at settlement, in which event Buyer agrees to consummate the purchase transaction according to the terms of the Agreement and this Addendum.



If a credit is given, buyers agree to sign a release; or c) Terminate the Agreement and this Addendum and refund to the Buyer their deposit or earnest money. Should Seller elect to terminate, the Buyer shall still have the right to consummate the purchase transaction, taking the Property in "as is" condition, with whatever defects exist. To exercise this right, Buyer must provide Seller with written notice of such intention within four (4) days from receipt of Seller's notice of its election to terminate.

Buyer agrees to indemnify and hold harmless Seller, its officers, directors, employees, agents, contractors, tenants and record owner from all claims, damages, liabilities, and expenses arising in connection with inspections made by Buyer, its agents or contractors, prior to closing and to repair any and all damages caused by its inspectors, inspections or tests.

In addition, Buyer shall have the right to make a final inspection of the Property ("walk through") 48 hours prior to settlement to be sure that the condition of the home has not deteriorated from the date of the Agreement. Buyer must immediately notify Seller of any new condition that exists. Immediately prior to settlement Buyer may make final inspection to determine that the condition of the home has not deteriorated in the prior 48 hours (ordinary wear and tear excepted).

8. Settlement as Final: Buyer's (a) failure to notify Seller in writing of any defects within the time limits provided in this Addendum or (b) acceptance of the Deed at settlement shall constitute Buyer's full acceptance of the condition of the Property and a waiver of Buyer's right to object to its condition or assert any claim related to the Property at any time in the future. This provision shall survive delivery of the Deed and the closing. Pro-rations: All pro-rations are final. No re-pro-rations will be made after the closing.

9. Toxic or Hazardous Substances: Buyer assumes all risk of loss, damage or injury which may arise as a result of, or may be in any way connected with, the presence of radon gas, asbestos mold, synthetic stucco or any other toxic or hazardous substance in or about the Property. Buyer fully and forever releases and discharges Seller, its officers, employees and agents from any and all claims, liabilities, expenses and damages, whether now or hereafter known, which Buyers have or may hereafter have against Seller, its officers and agents. Buyer releases and indemnifies Seller, its officers, employees and agents from and against any loss, damage, cost or expense (including attorney's fees) relating to any substances in or about the Property, which claim is made by Buyer, or any person Buyer allows to reside in or about the Property or come in contact with the Property. This provision shall survive delivery of the Deed and closing.

TITLE/CLOSING COMPANY: THE COMPANY TO ISSUE THE TITLE INSURANCE POLICY SHALL BE: GWYNN, EDWARDS & GETTER, P.A.

CLOSING CONTACT: GWYNN, EDWARDS & GETTER, P.A. 919-871-0022

CLOSING: TITLE/CLOSING SHALL BE THROUGH THE AGENCY LISTED ABOVE.

11. Title/Title insurance: In the event a title report reflects title defects, Seller shall have the option to correct the item or terminate the transaction at Seller's discretion. Seller shall have no obligation to bring any action or proceeding or otherwise incur any expenses whatsoever to render title marketable or insurable. In the event the defect is one which will require in excess of sixty (60) days to correct, Seller will notify Buyer and Buyer may terminate the Agreement, receive a refund of the earnest money deposit and release the Seller from further obligation under the Agreement.

Seller will not provide a policy of title insurance to Buyer at Seller's expense unless the Property is in a jurisdiction where it is customary for a Seller of residential property to do so and, in that event, Seller reserves the right to select the title insurer/agent. The parties acknowledge that Seller has retained Rielberg Real Estate & Relocation Services (RRERS) (1-203-702-6547) to represent its interests with respect to title and settlement of the subject property. RRERS has already obtained a title search and a title insurance commitment on the property has been issued. To the extent the Seller is, by contract or custom, obligated to pay for title and closing services or title insurance policies, RRERS shall be solely responsible for selecting, managing and choosing the provider of said services. Notwithstanding the foregoing, Buyer acknowledges that Buyer is not required to purchase settlement services, including title insurance, from any particular company as a condition of sale.



Seller may, at its option, deliver title either by Deed directly from the record owner(s) or by Deed executed by Seller or an entity holding title on its behalf. Title will be conveyed by Deed customary in the marketplace but with limited warranties of title. The acceptance of the Deed by Buyer shall be deemed to be a full performance and discharge of every Agreement and obligation in the Purchase Agreement and this Addendum.

12. Closing: The closing shall occur with Time Being of The Essence. Failure of either party at any time to require performance by the other party of any provision of the Agreement or this Addendum shall not be deemed a continuing waiver of that or any other provision. If the Buyer does not close this transaction on the scheduled closing date, a delay in closing charge of 1% of the sales price may be charged to the Buyer per month, pro-rated on a daily basis for each day the closing is delayed. This clause cannot be waived without Seller's written consent.

Buyer acknowledges and agrees that Seller and Seller's relocation client (i.e., the employer in a relocation transaction) are entitled to receive a complete, fully executed copy of the Closing Disclosure reflecting all monies received and disbursed in connection with this transaction.

Notwithstanding anything to the contrary in the Agreement, or elsewhere, any brokerage commission or fees due the listing broker and/or the selling broker will be considered earned and payable only if the sale to the Buyer is consummated and closed, the deed is delivered to Buyer and the purchase price is delivered in full to Seller.

The Buyer hereby expressly agrees that any buyer broker agreement executed by the Buyer may be released by the selling broker to the Seller.

Additional provisions:

13. Arbitration: Seller does not agree to participate in any arbitration or mediation in the event of any dispute arising from this transaction.

14. Credits: Any and all credits granted by the Seller to the buyer must appear on the Closing Disclosure. Seller shall not have any obligation to grant any credit that does not appear on the Closing Disclosure. Buyer will execute, prior to or at closing, a release, hold harmless and indemnification with respect to repair credits and inspection items.

15. Execution of Agreement and Addendum: Neither Seller nor Buyer is bound by the Agreement or this Addendum unless and until the Agreement and this Addendum are executed by both Seller and Buyer.

16. Severability: In the event that any provision of this Addendum conflicts with the applicable law of the jurisdiction in which the Property is located, such conflict shall not effect other provisions of this Addendum which can be given effect without the conflicting provision.

SELLER: American International Relocation Solutions, LLC

Date

BY: Duly authorized

Date







AIRES SELLER(S)'S PROPERTY DISCLOSURE STATEMENT

Property Address: 132 Woodstaff Ave
Wake Forest, NC 27587

Seller Name(s): Mariusz Mika
Monica B. Makowski-Mika

A Seller(s) must disclose, to a buyer, all known material defects about Property being sold that are not readily observable. This disclosure is designed to assist a Seller(s) in complying with disclosure requirements and to assist a buyer in evaluating the property being considered.

This statement discloses Seller(s)'s knowledge of the condition of the property as of the date signed by Seller(s) and is not a substitute for any inspections or warranties that Buyer may wish to obtain. This Statement is not a warranty of any kind, by Seller(s), or a warranty of representation by any listing real estate broker, any selling real estate broker, or their licensees. Buyer is encouraged to address concerns about the conditions of the Property that may not be included in this Statement. This Statement does not relieve the obligation to disclose a material defect that may not be addressed on this form.

By completing this document as of the signature date, the Seller(s) does not render their duties complete. If at any time after the signature of this document; until such date as the full sale of the transaction to the buyer is complete; the Seller(s) has the obligation and duty to update any pertinent information as to the condition of the property that has occurred since the original signing date.

A material defect is a problem with the Property or any portion of it that would have a significant adverse impact on the value of the residential property or that involves an unreasonable risk to people on the land.

1. SELLER(S)'S EXPERTISE Seller(s) does not possess expertise in contracting, engineering, architecture, or other areas related to the construction and conditions of the property and its improvements, except as follows: none

2. OCCUPANCY

a) Do you, Seller(s), currently occupy the property? Yes

If No, when did you last occupy the property? N/A

b) Have there been any pets living in the house or other structures during your ownership?

If Yes, describe: No



3. ROOF

- a) Date roof installed: 2021
Documented? Yes ☐ No ☐
- b) Has the roof been replaced or repaired during your ownership? No
If **Yes**, were the existing shingles removed? N/A
- c) Has the roof ever leaked during your ownership? No
- d) Do you know of any problems with the roof, gutters or downspouts? No
- e) Is there any manufacturer's warranty with your roof? If yes how many years are left of the warranty?
Please provide document. N/A
Explain any **Yes** answers that you give in this section: N/A

4. BASEMENTS AND CRAWL SPACES (Complete only if applicable)

- a) Does your home have a basement or crawl space? N/A
- b) Does the property have a sump pump? N/A
- c) Are you aware of any leakage, accumulation or dampness within the basement or crawl space?
N/A
If **Yes**, describe in detail: N/A
- d) Do you know of any repairs or other attempts to control any water or dampness problems in the basement or crawl space? No
If **Yes**, describe the location, extent, date and name of the person who did the repair or control effort: N/A

5. TERMITES/WOOD-DESTROYING INSECTS, DRYROT, PESTS

- a) Are you aware of any termite/wood-destroying insects, dry rot, or pests affecting the property?
No
- b) Are you aware of any damage to the property caused by termites/wood-destroying insects, dry rot or pests? No
- c) Is your property currently under contract by a licensed pest control company? Yes, Massey
- d) Are you aware of any termite/pest control reports or treatments for the property in the last five years? No
Explain any **Yes** answers that you give in this section, including the name of any service/treatment provider, if applicable. N/A

6. STRUCTURAL ITEMS

- a) Are you aware of any past or present water leakage in the house or other structures? No
- b) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations or other structural components? No
- c) Are there any cracks in foundation, which could have been caused by building materials? No
- d) Are you aware of any past or present problems with driveways, walkways, patios or retaining walls on the property? No
- e) Is your property constructed with an Exterior Insulating Finishing System (EIFS), such as drivit or synthetic stucco or any type of masonry veneer? No
If **Yes**, describe any known problems: N/A
- f) Is your property constructed with Imported Corrosive Drywall? No



If **Yes**, describe any known problems: N/A

- g) Are there any defects in flooring, including stains? **No**

If **Yes**, explain: N/A

Explain any **Yes** answers that you give in this section. When explaining reports to control or repair, please describe the location and extent of the problem, and date and person by whom the work was done, if known: N/A

7. ADDITIONS/REMODELS (interior or exterior)

Have you made any additions, structural changes or other alterations to the property?

8. If **Yes**, describe: No

- a) Have you obtained the necessary permits or certificates of occupancy or approvals required for these items? N/A

**NOTE: if answered unknown, Aires will order a permit/C of O search.
You will be responsible for obtaining all the necessary permits and Certificate of Occupancy prior to Aires purchasing your home.**

8. WATER AND SEWAGE

- a) What is the source of your drinking water? **Raleigh Water**

☒ Public Water ☐ On-site Water (well on property) ☐ Community Water ☐ Other

If **Other**, please explain: N/A

- b) If your drinking water source is not public: N/A

When was your water last tested? N/A

What was the test result? N/A

Is the pumping system in working order? N/A

If **No**, explain: N/A

- c) Do you have a softener, filter or other purification system? N/A

If **Yes**, is the system: ☐ Leased ☐ Owned

- d) What is the type of sewage system?

☒ Public Sewer

☐ Individual On-Lot Sewage Disposal Individual On-Lot Sewage Disposal System in Proximity to Well

☐ Community Sewage Disposal System

☐ Ten Acre Permit Exception

☐ Holding Tank

☐ None

☐ None Available/Permit Limitations in Effect

If **Individual On-Lot**, what type? ☐ Cesspool ☐ Drain field ☐ Unknown

☐ Other (specify): N/A

Is there a septic tank on the Property? N/A

If **Yes**, what is the type of tank? ☐ Metal/steel ☐ Cement/concrete ☐ Fiberglass

☐ Unknown ☐ Other (specify): N/A

How many rooms was the septic system approved for? N/A

What year was the septic system installed? N/A

When was the septic last pumped? N/A

Other type of sewage system (explain): N/A



- e) When was the on-site sewage disposal system last serviced? N/A
- f) Is there a sewage pump? N/A
If **Yes**, is it in working order? N/A
- g) Is either the water or sewage system shared? N/A
If **Yes**, explain: N/A
- h) Are you aware of any leaks, backups, or other problems relating to any of the plumbing, water and sewage-related items? No
If **Yes**, explain: N/A

9. PLUMBING SYSTEM

- a) Type of plumbing: ☐ Copper ☐ Galvanized ☐ Lead ☒ PVC/PBX ☐ Unknown
☐ Other (explain):
- b) Are you aware of any problems with any of your plumbing fixtures or piping (e.g., including, but not limited to: kitchen, laundry or bathroom fixtures; wet bars; hot water heater; etc.)? No
- c) If **Yes**, explain: N/A

10. HEATING AND AIR CONDITIONING

- a) Type of air conditioning: ☐ Central Electric ☒ Central Gas ☐ Wall ☐ None
Number of window units included in sale: 0
Location(s): N/A
- b) List any areas of the house that are not air-conditioned: Unfinished part of basement
- c) Type of heating: ☐ Electric ☐ Fuel Oil ☒ Natural Gas ☐ Propane (On-Site)
Are there any fireplaces? ☒ Yes ☐ No If **Yes**, how many? 1
Are the fireplaces working? Yes
Other types of heating systems (explain): N/A
- d) Are there chimneys? No
If **Yes**, how many? N/A Are they working? N/A
When were they last cleaned? N/A
- e) List any areas of the house that are not heated: Unfinished part of basement
- f) Type of water heating: ☐ Electric ☒ Gas ☐ Solar ☐ Other (explain):
- g) Are you aware of any underground fuel tanks on the property? No
Was there ever an underground fuel tank on the property? No
If **Yes**, was it removed? N/A
If it was removed, was it removed by a licensed contractor and abandoned properly? N/A

If **Yes**, please attach soil testing and removal documents.
Are there any outside fuel/storage tanks on the property? No
If **Yes**, describe: N/A
If tanks are not owned, explain: N/A
- h) Are you aware of any problems with any item in this section? No
If **Yes**, explain: N/A



11. ELECTRICAL SYSTEM

- a) Are you aware of any problems or repairs needed in the electrical system? **No**
- b) Does your property have aluminium wiring? **No**
- c) Does your property have any type of recalled electrical panel? **No**
If **Yes**, explain: **N/A**

12. OTHER EQUIPMENT AND APPLIANCES INCLUDED IN SALE

(complete only if applicable)

Equipment and appliances ultimately included in the sale will be determined by negotiation and according to the terms of the Agreement of Sale.

☒ Electric Garage Door Opener

Number of transmitters:

☒ Smoke Detectors

How many:

☐ Security Alarm System ☐ Owned ☐ Leased

If **Leased**, provide information: **N/A**

☐ Lawn Sprinkler

How many: **N/A** ☐ Automatic timer

☐ Swimming Pool ☐ Pool heater ☐ Spa/Hot Tub

☐ Pool/Spa Equipment (list):

☐ Refrigerator ☒ Range ☒ Microwave Oven ☒ Dishwasher ☐ Trash Compactor

☒ Garbage Disposal

☐ Washer ☐ Dryer

☐ Intercom

☐ Ceiling fans

How many: **N/A**

Locations: **N/A**

☐ Any leased equipment (i.e.: propane or natural gas tanks, etc)

if so, what? **N/A**

☐ Solar Panels ☐ Owned ☐ Leased

if yes, do you have an energy agreement? ☐ Yes ☐ No

☐ Other: **N/A**

Are any items in this section in need of repair or replacement? **No**

If **Yes**, explain: **N/A**



13. LAND (SOILS, DRAINAGE AND BOUNDARIES)

- a) Are you aware of any fill or expansive soil on the property? No
- b) Are you aware of any sliding, settling, earth movement, upheaval, subsidence, or earth stability problems that have occurred on or affect the property? No

NOTE to Buyer: The property may be subject to mine subsidence damage. Maps of the counties and mines where mine subsidence damage may occur, and mine subsidence insurance are available through: Department of Environmental Protection, Mine Subsidence Insurance Fund, 3913 Washington Road, McMurray, PA 15317 (800) 922-1678 (within Pennsylvania) or (724) 941-7100 (outside Pennsylvania).

- c) Are you aware of any existing or proposed mining, strip mining, or any other excavations that might affect this property? No
- d) Are there any established mineral rights? No
- e) Are there any existing royalties? No
- f) To your knowledge, is this property, or part of it, located in a flood zone or wetlands area? No
- g) Have you ever been denied flood insurance? No
- h) Do you know of any past or present drainage or flooding problems affecting the property? No
- i) Do you know of any encroachments, boundary line disputes, or easements? No

NOTE to Buyer: Most properties have easements running across them for utility services and other reasons. In many cases, the easements do not restrict the ordinary use of the property, and Seller(s) may not be readily aware of them. Buyers may wish to determine the existence of easements and restrictions by examining the property and ordering an Abstract of Title or searching the records in the Office of the Recorder of Deeds for the county before entering into an Agreement of Sale.

- j) Are you aware of any shared or common areas (e.g.: driveways, bridges, docks, walls, etc.) or maintenance agreements? No
- k) Is your property zoned residential? Yes
- l) Is the property located in a municipal tax district or planned development district? Yes
- m) Is there an option or right of first refusal? No
- n) Are there any written easements for JOINT maintenance? No
- o) Is there any study, survey, project or notice that would adversely affect the property? No
- p) Are there any private or shared roads? No
- q) Is there a cost of upkeep? No
- r) Is the home in an earthquake zone? No

Explain any **Yes** answers that you give in this section:

Wake Forest, NC levies its own municipal tax on residential buildings



14. HAZARDOUS SUBSTANCES

- a) Are you aware of any underground tanks (other than fuel tanks) or hazardous substances present on the property (structure or soil) such as, but not limited to, asbestos, Polychlorinated biphenyls (PCB's), Unreasformaldehyde Foam Insulation (UFFI), etc.? **No**
- b) To your knowledge, has the property been tested for any hazardous substances? **No**
- c) Do you know of any other environmental concerns that might impact upon the property? **No**

- d) Do you know of any tests for radon gas that have been performed in any buildings on the property? **No**

If **Yes**, list date, type, and results of all tests below:

Date: N/A Type of Test: N/A

Results (picocuries/liter or working levels): N/A

Name of Testing Service: N/A

Date: N/A Type of Test: N/A

Results (picocuries/liter or working levels): N/A

Name of Testing Service: N/A

Date: N/A Type of Test: N/A

Results (picocuries/liter or working levels): N/A

Name of Testing Service: N/A

- e) Are you aware of any radon removal system on the property? **No**

If **Yes**, list date installed and type of system, and whether it is in working order below:

Date installed: N/A Type of System: N/A Provider: N/A

Working Order: ☐ Yes ☐ No

Date installed: N/A Type of System: N/A Provider: N/A

Working Order: ☐ Yes ☐ No

Date installed: N/A Type of System: N/A Provider: N/A

Working Order: ☐ Yes ☐ No

- f) If property was constructed, or if construction began before 1978, you must disclose any knowledge of lead-based paint on the property. Are you aware of any lead-based paint or lead-based paint hazards on the property? **N/A**

If **Yes**, explain how you know it, where it is and the condition of those lead-based paint surfaces: **N/A**

- g) If property was **constructed**, or if construction began before 1978, you must disclose any reports or records of lead-based paint or lead-based paint hazards on the property. Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the property? **N/A**

If **Yes**, list all available reports and records: **N/A**

15. CONDOMINIUMS AND OTHER HOMEOWNER ASSOCIATIONS

(Complete only if applicable)

Type: ☐ Condominium ☐ Cooperative ☒ Homeowners Association or Planned Community

☐ Other: N/A



Notice regarding Condominiums, Cooperatives, and Planned Communities: According to Section 3407 of the Uniform Condominium Act [68 Pa. C.S. &3407 (relating to resale of units) and 68 Pa. C.S. &4409 (relating to resale of cooperative interests) and Section 5407 of the Uniform Planned Community Act [68 Pa. C.S. &5407 (relating to resale of units), a buyer of a resale unit in a condominium, cooperative, or planned community must receive a copy of the declaration (other than the plats and plans), the by-laws, the rules or regulations, and a certificate of resale issued by The association in the condominium, cooperative, or planned community. The buyer will have the Option of cancelling the agreement, with return of all deposit monies, until the certificate has been provided to the buyer and for five days thereafter, or until conveyance, whichever occurs first.

16. MISCELLANEOUS

- a) Are you aware of any historic preservation restriction or ordinance or archaeological designation associated with the property? **No**
- b) Are you aware of any existing or threatened legal action affecting the property? **No**
- c) Do you know of any violations of federal, state, or local laws or regulations relating to this property? **No**
- d) Are you aware of any public improvement, condominium or homeowner association assessments against the property that remain unpaid or of any violations of zoning, housing, building, safety, or fire ordinances that remain uncorrected? **No**
- e) Are you aware of any judgement, encumbrance, lien (for example, co-maker or equity loan), overdue payment on a support obligation, or other debt against this property that cannot be satisfied by the proceeds of this sale? **No**
- f) Are you aware of any reason, including a defect in title, that would prevent you from giving a warranty deed or conveying title to the property? **No**
- g) Are you aware of any material defects to the property, dwelling or fixtures which are not disclosed elsewhere on this form? **No**
A material defect is a problem with the property or any portion of it that would have a significant adverse impact on the value of the residential real property or that involves an unreasonable risk to people on the land.
- h) Can you list any claims you have made to your homeowners policy based on items related to the structure or property claims? **None**
- i) Have you collected a settlement but did not complete the repairs? **No**
 Explain any **Yes** answers that you give in this section: **N/A**
- j) Was your home built or remodelled since 2001? ☐ Yes ☒ No

If **No**, skip remaining questions

If **Yes**, please complete the remaining questions:

1. Are you or other occupants aware that the home or certain room(s) have either a sulfur-like odor or other unusual odors now or in the past? **N/A**
2. Have there been repeated failures of the A/C evaporator coils (located in the air handler unit)? **N/A**
3. Are you and your household aware of visual evidence of dark or black corrosion of copper Freon lines in the home? **N/A**
4. Are you and your household aware of other metallic surfaces (silverware, mirrors, chrome fixtures, accessible plumbing lines, exposed plumbing fixtures, brass components, electrical wiring, metal door hinges and electrical components, etc.) showing signs of corrosion in the home? **N/A**
5. Are you aware of the presence of Corrosive Imported drywall in your home? **N/A**



The undersigned Seller(s) represents that the information set forth in this disclosure statement is accurate and complete to the best of Seller(s)'s knowledge. Seller(s) hereby authorizes the Listing Broker to provide this information to prospective buyers of the property and to other real estate licensees. SELLER(S) ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS STATEMENT. Seller(s) shall cause Buyer to be notified, in writing, of any information supplied on this form which is rendered inaccurate by a change in the condition of the property following completion of this form.

Signed by:
SELLER(S): Maria M. Mika DATE: 3/4/2026
SELLER(S): Monica B. Mafush-Mika DATE: 3/10/2026
SELLER(S): 29F8C3E468F1405... DATE: _____

BUYER: Aires, LLC.
Aires Representative: Denise M. Eder DATE: 8/11/2026

As an agent for
American International
Relocation Solutions, LLC