



Working With Real Estate Agents Disclosure (For Sellers)

IMPORTANT

This form is not a contract. Signing this disclosure only means you have received it.

- In a real estate sales transaction, it is important that you understand whether an agent represents you.
- Real estate agents are required to (1) review this form with you at first substantial contact - before asking for or receiving your confidential information and (2) give you a copy of the form after you sign it. This is for your own protection.
- Do not share any confidential information with a real estate agent or assume that the agent is acting on your behalf until you have entered into a written agreement with the agent to represent you. Otherwise, the agent can share your confidential information with others.

Note to Agent: Check all relationship types below that may apply to this seller.

☒ **Seller's Agency** (listing agent): The agent who gave you this form (and the agent's firm) must enter into a written listing agreement with you before they begin to market your property for sale. If you sign the listing agreement, the listing firm and its agents would then represent you. The buyer would either be represented by an agent affiliated with a different real estate firm or be unrepresented.

☒ **Dual Agency:** Dual agency will occur if your listing firm has a buyer-client who wants to purchase your property. If you agree in a written agency agreement, the real estate firm, and any agent with the same firm (company), would be permitted to represent you and the buyer at the same time. A dual agent's loyalty would be divided between you and the buyer, but the firm and its agents must treat you and the buyer fairly and equally and cannot help you gain an advantage over the other party.

☒ **Designated Dual Agency:** If you agree in a written agency agreement, the real estate firm would represent both you and the buyer, but the firm would designate one agent to represent you and a different agent to represent the buyer. Each designated agent would be loyal only to their client.

☐ **Buyer Agent Working with an Unrepresented Seller** (For Sale By Owner, "FSBO"): The agent who gave you this form will not be representing you and has no loyalty to you. The agent will represent only the buyer. Do not share any confidential information with this agent.

Note to Seller: For more information on an agent's duties and services, refer to the NC Real Estate Commission's "Questions and Answers on: Working With Real Estate Agents" brochure at ncrec.gov (Publications, Q&A Brochures) or ask an agent for a copy of it.

Martha Armstrong
Seller's Signature Print Name

Joseph Armstrong
Seller's Signature Print Name

3-16-26
Date

Laurie Parker
Agent's Name

248055
Agent's License No.

Compass
Firm Name

EXCLUSIVE RIGHT TO SELL LISTING AGREEMENT

This Agreement is between Martha Armstrong, Joseph Armstrong ("Seller") and Compass ("Firm").

1. **Services Provided:** Seller hires Firm as an exclusive agent to help Seller sell the Property, defined below. Seller agrees to cooperate with Firm and agrees that all leads, prospective buyers, marketing (as defined below), offers, negotiations, contracts, inspections, appointments, and any other activities (the "Services") in connection with selling the Property will be facilitated by and through Firm only. Firm will act in the best interest of Seller. Firm may assign other agents in Firm to provide the Services at any time.
2. **Term of Agreement:** Unless the box below is checked, this Agreement will be effective when signed by Seller and Firm. It will expire at 11:59 p.m. on 09/19/2026 ("Expiration Date").

☐ **Existing Agency:** The Property is currently listed for sale exclusively with another firm. The listing agreement expires on _____. This Agreement will become effective immediately when current listing agreement ends.

3. **"Property":** Street Address: 10624 Staghound Trail
City: Zebulon Zip: 27597 County: Wake, NC
Lot/Unit 33, Block/Section _____, Subdivision/Condominium Tippett Creek
Plat Book/Slide _____ at Page(s) _____ PIN/PID: 2716336846
Other description: LQ33 TIPPETT CREEK SUB PH2 BM1995-02018
Some or all of the Property may be described in Deed Book 11106 at Page 2067
The Property shall include all the above real estate described together with all appurtenances thereto including the improvements located thereon and the Fixtures as defined below.

☐ **Additional Parcels:** If additional parcels are part of this Agreement, they are described in an attached exhibit, and the term "Property" will include all the additional parcels in the exhibit.

4. **"Fixtures":** Unless excluded in subsections (b) and (c) below, all the items below existing on the Property and all existing fixtures will be included in the sale of the Property as part of the purchase price and free of liens. The bulleted items below include both traditional and "smart" versions as well as any dedicated or related equipment and remote-control devices.

- Alarm and security systems (attached) for security, fire, smoke, carbon monoxide or other toxins with all related access codes, sensors, cameras, dedicated monitors, hard drives, video recorders, power supplies and cables; doorbells/chimes
- All stoves/ranges/ovens; built-in appliances; attached microwave oven; vent hood
- Antennas; satellite dishes and receivers
- Basketball goals and play equipment (permanently attached or in-ground)
- Ceiling and wall-attached fans; light fixtures (including existing bulbs)
- Exercise equipment/devices that are attached
- Fireplace insert; gas logs or starters; attached fireplace screens; wood or coal stoves
- Floor coverings (attached)
- Garage door openers
- Generators that are permanently wired
- Thermostats
- Storage shed; utility building
- Solar electric and solar water heating systems
- Electric vehicle chargers
- Invisible fencing with power supply
- Landscape and outdoor trees and plants (except in moveable containers); raised garden; landscape and foundation lighting; outdoor sound systems; permanent irrigation systems; rain barrels; landscape water features; address markers
- Mailboxes; mounted package and newspaper receptacles
- Mirrors attached to walls, ceilings, cabinets or doors; all bathroom wall mirrors
- Swimming pools; spas; hot tubs (excluding inflatable pools, spas, and hot tubs)
- Sump-pumps, radon fans and crawlspace ventilators; de-humidifiers that are permanently wired
- Surface-mounting brackets for television and speakers; recess-mounted speakers; mounted intercom system
- Window/Door blinds and shades; curtain/drapery rods and brackets; door and window screens and combination doors; awnings and storm windows
- Water supply equipment, including filters, conditioning and softener systems; re-circulating pumps; well pumps and tanks

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NC REALTORS®

Seller Initials

JHA

Agent Initials

JO



STANDARD FORM 101

Revised 7/2025

© 7/2025

- d. Surveillance Devices: Seller agrees to disable any and all audio devices whenever the Property is being shown, during inspections, and any other time Firm directs. See section 14 below for more information.

7. Fees and Costs for the Services:

- a. Negotiable Fee: SELLER UNDERSTANDS THAT THE AMOUNT, FORMAT, OR RATE OF REAL ESTATE COMPENSATION IS NOT FIXED BY LAW BUT IS SET BY EACH BROKER OR FIRM INDIVIDUALLY AND IS FULLY NEGOTIABLE.

- b. "Firm's Fee": Seller agrees to pay Firm as follows for the Services (check all that apply):

☐ A non-refundable retainer of \$ _____ which will be credited toward Firm's Fee at closing

☒ 3.1 % of the Property's gross sales price

☒ A flat fee of \$ 250.00

☐ Other Fee(s) (specify name and amount): _____

☐ Firm's Fee schedule attached

- c. Cooperative Compensation to Other Agents: Seller has no duty to offer compensation to an agent working with a buyer, which is commonly referred to as cooperative compensation. Firm has provided Seller with Firm's best advice on the advantages and disadvantages of offering, or not offering, cooperative compensation. Seller accordingly ☒ does ☐ does not agree to offer cooperative compensation. If Seller *does* agree, check one of the following:

☐ Firm is authorized to offer _____ % of the Property's gross sales price or a flat amount of \$ _____ to a cooperating agent, such as a seller subagent or a buyer's agent. This will not be deducted from Firm's Fee. See 7(c)(i) below.

☒ Seller may offer 2.4 % of the Property's gross sales price or a flat amount of \$ N/A to a cooperating agent, such as a seller subagent or a buyer's agent, directly through a separate document (such as Standard Form 220).

☐ Firm will offer cooperative compensation as explained in Firm's attached policy.

- i. If Seller authorizes Firm to offer cooperative compensation, Seller agrees that: (a) Firm may advertise and negotiate cooperative compensation on Seller's behalf; (b) any negotiated cooperative compensation must be paid by Seller to Firm at closing in addition to Firm's Fee; and (c) the negotiated cooperative compensation will be disbursed to the cooperating agent by Firm.
- ii. If Seller offers cooperative compensation directly, Seller authorizes Firm to advertise the cooperative compensation. Seller agrees to pay cooperative compensation at closing in compliance with any executed cooperative compensation agreement (such as Standard Form 220).
- iii. Nothing in this section will prohibit Seller from later offering to pay buyer's expenses in a purchase contract or later offering cooperative compensation directly to a cooperating agent in a separate document

d. Total Cost (optional): 5.5% of sales price + \$250 to Compass

- e. Firm's Fee Earned: Except for any non-refundable retainer, Firm's Fee will be earned:

- i. If a ready, able, and willing buyer is procured by Firm or a cooperating agent substantially satisfying the price and terms agreed to by Seller in this Agreement.
- ii. Seller enters into a written contract ("Contract") during the term of this Agreement to sell, option, or convey the Property to a buyer.
- iii. Protection Period: The fee will also be deemed earned if, within 90 days after this Agreement expires, Seller either directly or indirectly agrees to sell, option, or convey the Property to any party procured by Firm while this Agreement was in effect. Within 15 days after the Expiration Date, Firm will deliver to Seller a list of the names of parties procured by Firm to which this protection period will apply. However, if Seller signs a valid listing agreement with another real estate broker before Seller agrees to sell, option, or convey the Property, then this protection period will not apply.

- f. Due and Payable: Any Firm's Fee earned will be due and payable to Firm at closing of a Contract, Seller's default on a Contract, Seller's unreasonable modification or cancellation of a Contract, or Seller's default of this Agreement (including Seller's refusal to sign an offer to purchase substantially satisfying the price and terms agreed to by Seller in this Agreement).

- g. Transfer of Interest in Business Entity: If Seller is a partnership, corporation, or other business entity, and an interest in the partnership, corporation, or other business entity is transferred, whether by merger, outright purchase, or otherwise in lieu of a

Seller Initials Mua Jha Agent Initials JH

sale of the Property, and applicable law does not prohibit the payment of a fee or other compensation in connection with such sale or transfer, Firm's Fee shall be calculated on the fair market value of the Property, rather than the gross sales price, multiplied by the percentage of interest so transferred, and shall be paid by Seller at the time of the transfer.

8. **Home Warranty:** Seller ☐ does ☒ does not agree to purchase a home warranty for the Property. If Seller does agree, the vendor, cost, sales tax, and Firm's compensation from vendor, if any, will not exceed: _____
9. **Pre-Marketing Home Inspection:** Seller ☐ does ☒ does not agree to obtain and pay for a pre-marketing inspection for the Property.
10. **Earnest Money Deposit and Due Diligence Fee:**
- Firm ☐ does ☒ does not have a trust account to hold earnest monies.
 - If a buyer defaults on a purchase contract, Seller ☐ does ☒ does not agree to equally split any earnest money forfeited by the buyer, provided that Firm's portion will not exceed the fee agreed to in this Agreement.
 - Any due diligence fee will be paid to either ☒ Seller or ☐ (insert other party or parties): _____. Firm agrees to direct any potential buyer accordingly.
 - Seller authorizes Firm to provide any escrow agent with Seller's mailing address.
11. **Dual Agency:** Dual agency occurs when a real estate firm represents both the seller and the buyer in a transaction. Designated dual agency is a specific type of dual agency where a firm will appoint one agent to represent only the interests of the seller and a different agent to represent only the interests of the buyer. Designated dual agency permits a firm to fully advise and advocate for both a buyer and a seller as if the appointed agents were not both affiliated with the same firm. Not every real estate firm offers dual agency or designated dual agency. Authorizations available below may vary.
- Terms of Dual Agency:** If dual agency is permitted, Seller understands and agrees to the following:
 - Firm will act as Seller's exclusive agent up until dual agency occurs. However, in its separate representation of Seller and a buyer, Firm may obtain information which, if disclosed, could harm Seller's bargaining position.
 - Seller will have to make their own decisions as to what terms will be agreed to as part of an offer to purchase unless designated dual agency is directed by Seller below.
 - Unless required by law, Firm will not disclose to a buyer: that Seller may agree to a price or contract terms different than what Seller has offered; Seller's motivation for wanting to sell a property; and any other information that Seller has told Firm is confidential. Firm will similarly not reveal to Seller the same kind of information as it relates to a buyer.
 - Firm will represent Seller and the buyer in a balanced and fair manner, and Firm will assist both parties in their communications regarding the transaction. However, Firm will be limited in its ability to advocate for Seller, like an exclusive agent would, unless designated dual agency is directed below.
 - If designated dual agency is directed, an agent in Firm will not be designated to represent Seller or the buyer if that agent has received confidential information concerning the other party.
 - Seller has determined that the advantages of dual agency outweigh the disadvantages.
 - Authorizations:** Initial only as applicable below.

_____ Firm may NOT act as a dual agent in a transaction involving Seller.

Mua Jha _____ Firm may act as a dual agent in a transaction involving Seller.

If Firm may act as a dual agent, then initial only one line below:

Mua Jha _____ Seller does authorize the same agent to represent both Seller and a buyer in dual agency.

_____ Seller does NOT authorize the same agent to represent both Seller and a buyer in dual agency.

_____ Seller does NOT authorize the same agent to represent both a buyer and Seller in dual agency and directs Firm to practice designated dual agency. If Seller directs Firm to practice designated dual agency, then Firm will practice designated dual agency unless: (i) it is not allowed under North Carolina law; or (ii) Seller authorizes Firm in writing to practice dual agency only.
 - Material Facts:** Regardless of whether dual agency is authorized, Firm must disclose any material facts to all parties in a transaction. This duty applies whether Firm is Seller's exclusive agent or a dual agent, including designated dual agency.

- d. **Waiver:** Should Firm become a dual agent, Seller waives all claims, damages, losses, expenses, and liabilities, other than for violations of the NC Real Estate License Law and intentional wrongful acts arising from Firm's role as a dual agent.
12. **Disclosures and Representations:** Seller agrees to update the following immediately if any changes occur. All disclosures and representations are to the best of Seller's knowledge.
- Seller ☐ is ☒ is not working with a relocation company.
 - Seller ☒ has ☐ has not received sample copies of the purchase contract and professional services disclosure form.
 - Seller ☒ has ☐ has not owned the Property for at least one year.
 - Seller ☒ does ☐ does not own the Property. If Seller does not own the Property, Seller will provide Firm information about Seller's purchase, including a copy of any contract. Seller agrees to promptly update Firm as the purchase progresses.
 - Seller affirms that the Property has legal access to a public right of way. If access is by other means, such as a private road or an easement, there ☐ is ☐ is not an agreement regarding maintenance of the access. Seller will promptly give Firm any documents regarding access, if any.
 - The Property ☐ does ☒ does not have a mobile home on it that will be part of any sale. If a mobile home is on the Property, the VIN, Year, Model, and other information is as follows: _____
 - The Property ☒ is ☐ is not subject to one or more owner's association(s). If the Property is subject to an owner's association: Name and contact info of president or manager: Donna Pace, 10737 Staghound Trail, Zebulon, NC 27597
Website or other information: _____
Owner's Association Dues or Fees: \$255/year & Misc JHA
Seller must assist Firm in obtaining owner's association information.
 - The Property ☒ is ☐ is not subject to restrictive covenants, conditions, or restrictions. Seller agrees to provide a copy of the covenants, conditions, or restrictions, if any.
 - The Property ☐ is ☒ is not subject to a known potential or pending dispute, violation, or litigation that involves or affects Seller, the owner's association, or the Property. If the Property is, describe in detail: _____
 - Seller ☐ is ☒ is not a foreign person as defined by the Foreign Investment in Real Property Tax Act. If Seller is not a foreign person as defined by FIRPTA, Seller agrees to provide the closing attorney with a non-foreign status affidavit (pursuant to the Foreign Investment in Real Property Tax Act). Seller acknowledges that there may be withholding as provided by the Internal Revenue Code if Seller does not provide a non-foreign status affidavit.
 - Flood Hazard, Wetlands, and Flood Insurance:**
 - The Property ☐ is ☒ is not located partly or entirely within a designated federal, state, or local flood or hazard area.
 - The Property ☒ is ☐ is not affected by other water or riparian issues, such as creek buffers or wetlands.
 - Seller ☐ does ☒ does not have or maintain flood insurance on the Property.
 - The Property ☐ has ☒ has not been clad previously (either in whole or in part) with an "exterior insulating and finishing system," commonly known as "EIFS" or "synthetic stucco."
 - The Property ☐ is ☒ is not subject to a termite bond. If there is a termite bond, the bond ☐ is ☐ is not transferable. Provide termite bond vendor information, if applicable: _____
 - Seller ☐ is ☒ is not under bankruptcy protection. If Seller has not filed for bankruptcy as of the effective date of this Agreement, but later decides to file, Seller agrees to notify Firm immediately.
 - The Property ☐ is ☒ is not subject to any special assessment, either approved or under consideration. If the Property is, describe in detail: _____
 - The Property ☐ is ☒ is not subject to a deed of trust, mortgage, HELOC, or equity line of credit (even if \$0). If the Property is, provide lender name, lender contact information, and balance for each one: _____
- _____. Seller also affirms unless specified otherwise in (vi) below:
- Seller is current on all payments.
 - Seller is not in default and has not received notice of default or foreclosure.
 - There are no other liens against the property, such as tax, owner's association, or mechanic's liens.
 - There are no judgments against the Property and Seller is not aware of a matter that may cause a judgment.
 - There are no UCC fixture filings affecting the Property.
 - Any information regarding the above (i)-(v): None

- q. The Property ☐ is ☒ is not subject to a lease. If the Property is, Seller agrees to promptly provide Firm with the lease and the contact information for the property manager, if any.
- r. The Property ☐ has ☒ has not had an FHA appraisal within the 180 days prior to the effective date of this Agreement. If the Property has, Seller agrees to promptly provide Firm with the appraisal.
- s. The Property ☒ does ☐ does not have a fuel tank on it. If the Property does, describe all tank(s) in detail, including whether the tank(s) is in use are owned, leased, above ground, below ground, the type of fuel, auto-refill schedule, and vendor name and contact information: Owned, above ground, propane, Eddins Oil
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- t. The Property ☐ will ☒ will not include the following off-site and/or separate septic lot, boat slip, garage, parking space, or storage unit (description): _____
- u. The Property ☐ is ☒ is not in violation of any law, ordinance, permit, or government regulation (including, but not limited to, those relating to building, stormwater, impervious surface, environmental protection, and zoning). If the Property is, explain details: _____
- v. Other reasons Seller may not be able to sell the Property: None
- w. Other Seller Disclosures or Representations: None
13. **Seller's Duties:** Seller agrees to fully cooperate with Firm and further provide reasonable access to the Property; provide Firm with information and documents upon request; allow Firm to provide documents to other parties as necessary to facilitate a purchase; deliver a general warranty deed at closing; and comply with any purchase contract.
14. **Surveillance; Photographs; and Video:**
- a. Federal and state laws prohibit the recording of oral communications without consent. However, video surveillance without consent may be permitted. Seller may not intrude on a buyer's reasonable expectation of privacy. Seller should only video spaces in plain view. If Seller were to intrude on a buyer's privacy, then Seller may be subject to liability. Firm may not have control of pictures or videos of a property, and accordingly, such information will not be removed from public display.
- b. Firm is specifically authorized to use, for any purposes whatsoever, any and all photographs, drawings, video, advertising copy or other information obtained by or provided to Firm pursuant to this Agreement (including but not limited to any information concerning the price and terms of the sale of the Property, the description of the Property and the length of time the Property is on the market) ("Materials"), both before and after the sale or, in the event there is not a sale, after this Agreement has expired or terminated. Seller shall not have or acquire any rights to use any of the Materials created by, on behalf of, or at the direction of Firm or an agent of Firm either during or after the Term of this Agreement without Firm's written consent. If Seller provides any Materials to Firm ("Seller Materials"), Seller represents that Seller owns the Seller Materials or otherwise has the legal right to provide the Seller Materials to Firm, and Seller grants to Firm and any listing service in which Firm or its agents participate a nonexclusive, perpetual license to use the Seller Materials, including the rights to display, reproduce, distribute or make derivative works from the Seller Materials. Seller agrees to indemnify and hold Firm and its agents harmless from any and all claims resulting from use of the Seller Materials under the terms of this license.
15. **Other Professional Advice:** Seller is advised to seek other professional advice regarding law, taxes, financing, insurance, surveying, wood destroying insects, structural soundness, engineering, building construction, and other matters related to purchasing real estate. Seller also should consider seeking legal advice regarding this Agreement. Firm may provide recommendations for these other services, but Firm cannot guarantee the quality or level of expertise. Seller agrees to hold Firm harmless regarding Seller's use of other professional services. Seller also agrees to fully indemnify Firm if a claim is brought against Firm stemming from Seller's use of other professionals or Seller's election not to use other professionals.
16. **Seller Inspection Costs:** If Seller orders or directs Firm to order inspections or other professional services as part of selling the Property, Seller, and not Firm, must pay for all such inspection costs and other professional services unless otherwise agreed. Buyer-incurred inspection costs are not addressed in this section and may be negotiated later as part of a purchase contract.
17. **Confidentiality:** Firm will not disclose the price or other terms of an offer by any buyer to a competing party without the express consent of that buyer. However, Seller may elect not to treat a buyer's offer as confidential. Seller may also elect not to disclose other offers and instruct Firm to keep that information confidential.

18. : Before sending any wire, Seller should verify the recipient's phone number independently, and call the recipient to verify the wiring instructions. If Seller receives wiring instructions for a different bank, branch location, or account name or number, they should be presumed fraudulent. If fraud is at all suspected, do not send any funds, contact the recipient immediately, and presume that any phone number received in an email from the closing attorney, Firm, another real estate agent, or anyone else is fraudulent. Seller understands that there are risks associated with wire transfers that are not within the reasonable control of Firm. Seller agrees to release and discharge Firm and Firm's agents from all claims not caused by gross negligence relating to a wire transfer associated with the Services.

19. **Additional Terms:** None

_____. If there is a conflict between the terms in this section and any other part of this Agreement, the terms in this section will control. Firm and Seller may also insert "see attached" and add additional terms with a separate addendum.

20. **Merger; Termination; Modification; Assignment; Enforcement; Attorney's Fees; and Governing Law:** This Agreement represents the entire agreement of the parties hereto. All prior understandings and agreements are merged into this document. This Agreement may only be terminated or modified by a written document signed by all parties, and it may not be assigned except by written consent of all parties. In the event of termination, Firm may require reimbursement of fees, costs, and expenses, in addition to other remedies. If this Subject to statutory limitations, if legal proceedings are instituted to enforce any provision of this agreement, the prevailing party in the proceeding shall be entitled to recover from the non-prevailing party reasonable attorney's fees and court costs incurred in connection with the proceeding. This agreement is governed by North Carolina law.

21. **NONDISCRIMINATION:** FIRM SHALL CONDUCT ALL BROKERAGE ACTIVITIES IN REGARD TO THIS AGREEMENT WITHOUT RESPECT TO THE RACE, COLOR, RELIGION, SEX, NATIONAL ORIGIN, HANDICAP, OR FAMILIAL STATUS OF ANY PARTY OR PROSPECTIVE PARTY. FURTHER, REALTORS® HAVE AN ETHICAL DUTY TO CONDUCT SUCH ACTIVITIES WITHOUT RESPECT TO THE SEXUAL ORIENTATION OR GENDER IDENTITY OF ANY PARTY OR PROSPECTIVE PARTY.

NC REALTORS® MAKES NO REPRESENTATION AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION OF THIS FORM IN ANY TRANSACTION.

Seller: (Name) Martha Armstrong (Signature) Martha U. Armstrong (Date) 3/16/26
Contact: (Phone and Email) stamp4martha@gmail.com
Mailing Address: _____

Seller: (Name) Joseph Armstrong (Signature) Joseph Armstrong (Date) 3-16-26
Contact: (Phone and Email) jnc1709@protonmail.com
Mailing Address: _____

Entity Seller: (Name of LLC, Corp., Trust, etc.) _____
By: (Name & Title) _____ (Signature) _____ (Date) _____
Contact: (Phone and Email) _____
Mailing Address: _____

Firm: (Name) Compass (License Num.) C30363 (Phone) _____
By: (Agent Signature) Laurie Parker (License Num.) 248055 (Date) 3-16-26
Office Address: 3800 Glenwood Avenue #150, Raleigh, NC 27612
Agent Contact: (Phone, Fax, and Email) (919) 345-2764 laurie.parker@compass.com

COOPERATIVE COMPENSATION AGREEMENT

(Use this form when a seller is represented by a licensed real estate broker. Use Form 150 for an unrepresented seller.)

"Seller": Martha Armstrong, Joseph Armstrong
 "Buyer": _____
 "Property": 10624 Staghound Trail, Zebulon, NC 27597

- FEE:** (Check Only One) ☒ Seller or ☐ Listing Firm agrees to pay Selling Firm cooperative compensation as follows (the "Fee"), subject to the terms of this agreement: ☒ 2.4 % of the gross sales price; ☐ A flat fee of \$ _____; or, ☐ Other: _____.
- PAYMENT:** The Fee will be earned by Selling Firm upon both Buyer and Seller signing a written contract for the sale of the Property (the "Contract") during the term of this agreement. The Fee will be due and payable to Selling Firm when Buyer, any authorized assignee of Buyer, or any party authorized by Buyer and Seller under the Contract or any amendment thereto, closes on the purchase of the Property. The Fee will be paid at closing, as defined in the Contract, unless otherwise agreed.
- TERM, EFFECTIVENESS, AND EXPIRATION:** This agreement shall be effective when signed by Seller or Listing Firm, as applicable, and Selling Firm. This agreement will terminate upon the earlier of closing, as defined in the Contract, or _____, 20____, unless the Fee has been earned prior to such date. If the Fee has been earned prior to the expiration date in this paragraph, then this agreement shall not terminate and it will continue to be in full force and effect until closing, as defined in the Contract, or until the Contract is terminated, so long as such termination is not a result of Seller's breach. If Listing Firm has agreed to pay the Fee, Listing Firm will not be obligated to pay if Seller breaches the Contract and Listing Firm is not paid. Buyer signs below only to acknowledge and consent to the Fee.
- MERGER, MODIFICATION, ASSIGNMENT, ENFORCEMENT, AND GOVERNING LAW:** This Agreement represents the entire agreement of the parties hereto. All prior understandings and agreements are merged into this document. This agreement may only be modified by a written document signed by all parties, and it may not be assigned except by written consent of all parties. If legal proceedings are instituted to enforce any provision of this agreement, the prevailing party in the proceeding shall be entitled to recover from the non-prevailing party reasonable attorney's fees and court costs incurred in connection with the proceeding. This agreement is governed by North Carolina law.

DO NOT UPLOAD FORM 220 TO THE MLS. NC REALTORS® MAKES NO REPRESENTATION AS TO THE LEGAL VALIDITY OR ADEQUACY OF THIS FORM IN ANY TRANSACTION.

Listing Firm: <u>Compass</u> Agent Name (Print): <u>Laurie Parker</u> By: <u><i>[Signature]</i></u> (Agent Signature) Date: <u>3-16-26</u>	Selling Firm: _____ Agent Name (Print): _____ By: _____ (Agent Signature) Date: _____
Seller: <u><i>Martha U. Armstrong</i></u> <u>Martha Armstrong</u> (Signature) Date: <u>3/16/26</u> Seller: <u><i>Joseph Armstrong</i></u> <u>Joseph Armstrong</u> (Signature) Date: <u>3-16-26</u>	Buyer: _____ (Signature) Date: _____ Buyer: _____ (Signature) Date: _____
Entity Seller: _____ (Name of LLC/Corporation/Partnership/Trust/Etc.) By: _____ Name (Print): _____ Title: _____ Date: _____	Entity Buyer: _____ (Name of LLC/Corporation/Partnership/Trust/Etc.) By: _____ Name (Print): _____ Title: _____ Date: _____



NC REALTORS®



DISCLOSURE REGARDING THE THREE-PHASED MARKETING STRATEGY

We offer a unique Three-Phased Marketing Strategy, which gives you multiple opportunities to make a first impression prior to your property being offered on the Multiple Listing Service ("MLS"), if you so choose. Depending on where you are located, the strategy's benefits may include:

(1) Marketing your property without accumulating days on market and price drop history, which may devalue a property in the eyes of buyers; (2) Testing an aspirational price and/or validating a pricing strategy while signaling that your listing is coming; (3) Using the time for staging, painting, and performing other market preparation while still building buyer demand; (4) Maintaining your privacy by keeping your property's photos and other identifiable information visible to a smaller audience until/if you decide to list on the MLS or put it on a brokerage website; and (5) The opportunity to create increased buyer demand for when/if the property is offered to a larger audience.

The strategy's phases include:

- 1) Private Exclusive, which markets your property to agents and homebuyers on a one to one basis. Depending on where you are located, your property may or may not be advertised through the MLS during the Private Exclusive Phase.
- 2) Coming Soon, which markets your property publicly to agents and homebuyers, including through Compass International Holdings' family of websites and other sites, including third party real estate search platform sites, in a way that protects your property from accumulating days on market and price drop history. Depending on where you are located, your property may or may not be advertised through the MLS during the Coming Soon Phase.
- 3) Advertising through an MLS to all other websites that receive data feeds from the MLS.

Please initial the option(s) below to advise and instruct how you would like to market your property:

- 1) Phase 1 - Private Exclusive: _____ I authorize my property being listed as a "Private Exclusive" until otherwise instructed in writing. I understand that by listing as a "Private Exclusive", my property may not be advertised through the MLS until during or after the "Coming Soon" phase or instructed in writing, but will be available on a one to one basis to homebuyers and agents, including Compass International Holdings' family of agents, who may or may not share the listing directly with their clients.
- 2) Phase 2 - Coming Soon: Mua Jha I authorize my property being listed as a "Coming Soon." I understand that by listing the property as a "Coming Soon", the property may or may not be advertised through the MLS during that period, but will be

available to homebuyers and agents, including through the Compass International Holdings' family of websites and other sites, including third party real estate search platform sites, in a way that protects your property from accumulating days on market and price drop history.

Initial here: Mina Jaffer I understand that choosing "Private Exclusive" or "Coming Soon," or not advertising my property through the MLS, could impact (i) the number of potential buyers who can learn about the property; (ii) the number of showings; (iii) the number of offers; or (iv) the final sale price for the property. I am also aware that I can instruct that my property be advertised on the MLS at any time. I have been advised that, while the property is in these phases, I am not obligated to accept an offer. I also understand that, if I choose a Private Exclusive or Coming Soon, or if I publicly advertise my listing off of the MLS for longer than the local MLS or certain websites permit, those MLSs or websites may fine my agent or may not display my listing.

- 3) Phase 3 - Active on MLS Mina Jaffer I authorize my property being advertised through the MLS and other public sites after utilizing Phase 1 or 2 or both as outlined above. I have been advised that, while the property is in this phase, I am not obligated to accept an offer.

I agree that, if I choose to list my property as a "Private Exclusive" and/or "Coming Soon", I do so for marketing, privacy, health, safety, security, or other legitimate, nondiscriminatory reasons outlined in this disclosure, unrelated to the potential group of buyers' race, color, religion, sex, familial status, national origin, disability, or other characteristics protected by the Fair Housing Act and other civil rights statutes and that my real estate broker and agent must and will follow national, state and local fair housing laws while marketing and selling the property.

Maria H. Garmatz ^{3/16/26} Joseph Armstrong ³⁻¹⁶⁻²⁶ David Pan ³⁻¹⁶⁻²⁶
Seller Date: Seller Date: Agent: Date

COMPASS

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

To: Martha Armstrong, Joseph Armstrong From: Compass
 Property: 10624 Staghound Trail, Zebulon, NC 27597 Date: 03/16/2026

This is to give you notice that Compass, Inc. and its affiliated brokerages ("Compass"),¹ Investors Title Company ("ITC"), Investors Title Insurance Company ("ITIC"), and Investors Title Management Services ("ITMS") have a business relationship with the providers listed in this disclosure form, and each may refer to you the services of another.

Specifically, Compass, Inc. indirectly owns 70% of Horizon Title, LLC, 100% of Secured Land Transfers LLC, 49.9% of OriginPoint LLC, 49.9% of Guaranteed Rate Affinity LLC, 100% of Anywhere Insurance Agency, Inc., and 1.65% of Notarize, Inc. ITC indirectly owns 30% of Horizon, and 100% of ITIC and ITMS. Horizon utilizes ITIC as a title insurance underwriter and ITMS for management services.

Because of these relationships, the referral of a customer (including you) by any of these entities to another may provide the referring entity and/or its affiliates or employees with a financial or other benefit.

Set forth below is the estimated charge or range of charges for the services listed. You are NOT required to use the listed provider(s) as a condition for settlement of your loan on or purchase, sale or refinance of the subject property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

Provider	Service	Estimated Charge or Range of Charges	
Horizon Title, LLC/Investors Title Insurance Company; Secured Land Transfers LLC	Title Insurance	North Carolina:	
		Sales Price Owner's Policy*	
		\$100,000 \$278.00	
		\$300,000 \$712.00	
		\$500,000 \$1,146.00	
		\$1,000,000 \$1,851.00	
		\$1,500,000 \$2,556.00	
		\$3,000,000 \$4,341.00	
		*Simultaneously issued Lender's Policy \$28.50. Typical endorsements \$23-\$69. Additional fees \$85.50-\$137.50. CHARGES ARE ESTIMATES AND MAY VARY. Other charges may apply; contact your representative for more information.	
		South Carolina:	
Sales Price Owner's Policy*			
\$100,000 \$330.00			
\$300,000 \$750.00			
\$500,000 \$1,170.00			
\$1,000,000 \$2,070.00			
\$1,500,000 \$2,970.00			
\$3,000,000 \$5,670.00			
*Simultaneously issued Lender's Policy \$100. Additional fees \$0-\$35. CHARGES ARE ESTIMATES AND MAY VARY. Other charges may apply; contact your representative for more information.			
OriginPoint LLC; Guaranteed Rate Affinity LLC	Loan Products and Services	Origination Fees (Application, Commitment, Lender, Processing, Origination): \$1,640.00 Discount Fee/Points: 0 – 3% of loan amount. Additional third-party fees may apply.	

¹ Compass-affiliated brokerages generally use names or trade names which include the word "Compass."

COMPASS

Anywhere Insurance Agency, Inc.	Homeowner's Insurance	\$2.00 - \$8.00 per thousand dollars of replacement cost of dwelling. Pricing will vary based on specific risk profile.
Notarize, Inc.	Notary	\$25-\$100

In addition to the relationships described above, Compass has a business arrangement with Assurant Home Warranty (“Assurant”). While Compass does not have any ownership interest in Assurant, it may receive fees from Assurant in return for its performance of services.

ACKNOWLEDGEMENT

I/we have read this disclosure form, and understand that Compass and the providers listed in this disclosure form may refer me/us to purchase the above-described service(s) from one another, and that any such referrals may provide the referring entity and/or its affiliates or employees with a financial or other benefit as the result of any such referral.

March 7 - Amster 3/16/26
Signature Date

Signature: Joseph Armstrong Date: 3-16-26

COMPASS

WIRE FRAUD DISCLOSURE

To: Martha Armstrong, Joseph Armstrong ("Client")
Property: 10624 Staghound Trail, Zebulon, NC 27597 ("Property")
From: Urban Compass, Inc. or one of its affiliates ("Compass")

Business that is conducted electronically may be targeted by criminals attempting to steal information or funds that are transmitted by e-mail, text message, or other electronic means. Real estate buyers and sellers are increasingly the targets of such wire fraud. Frequently, this form of fraud is perpetrated by criminals who send electronic mail (email) that appears to come from a legitimate participant in a transaction, but which is actually a fraudulent email impersonating another individual. These fraudulent emails may appear to come from a buyer's broker, a seller's broker, a lawyer, a title company, an escrow agent, a bank or any other party in a real estate transaction. In these emails, criminals often provide false wiring instructions designed to divert deposits or settlement funds to the criminals' own bank accounts. While paying close attention to details like email addresses and signature blocks may offer clues that an email is not legitimate, it is not always easy or possible to tell whether a request is legitimate. For that reason, and since funds or information that are disbursed to a fraudulent account may not be recoverable, Compass strongly recommends as follows:

1. Whenever you receive any transaction instructions or requests (including, but not limited to, wire instructions or requests for personal information such as social security numbers, bank account numbers or birth dates etc.) by either hard copy mail or, electronic communication, **do not** reply to the communication, transmit any funds or provide any information until you have first spoken to your Compass agent, in person or on the phone using a known, verified telephone number, and you have confirmed the legitimacy of the instruction or request.
2. You should also confirm with your Compass agent, in person or via telephone, using a known, verified telephone number, the legitimacy of any hard copy mail or electronic communication purporting to **change** the telephone address, email address, physical address and/or any other contact information of any party involved in a real estate transaction. Criminals sometimes begin fraudulent schemes by first **diverting** communications to false email accounts or phone numbers, **intending** to later provide fraudulent payment instructions. It is therefore important to ensure throughout the process that you have correct contact information for all parties involved in a real estate transaction, and that any attempts to change that contact information are verified.
3. Under no circumstances should you initiate any wire transfer of funds unless and until you have confirmed the wiring instructions in person or via telephone, utilizing a known, verified phone number, immediately prior to **initiating** the wire transfer.
4. If you are not comfortable with the risks and vulnerabilities associated with electronic fund transfers, utilize other forms of payment, such as a check. You will need to confirm with your lending institution

and with your Compass agent the types of payment methods (e.g., type of check) acceptable in connection with the transaction.

5. If you believe you have received a fraudulent or suspicious request or instructions, notify your Compass agent, your escrow officer and your lending institution immediately.

Acknowledgement and Electronic Fund Transfer Release:

Client acknowledges and agrees that it has read, understands and has received a copy of this Wire Fraud Disclosure. Client understands the risks associated with, and vulnerabilities of, the electronic transfers of funds, and Client has knowingly assumed such risks in lieu of utilizing other forms of payment. Client agrees that if electronic fund transfers are utilized in this transaction, Client shall release and hold harmless Compass, and its affiliates, licensees, brokers, agents and other representatives, from any and all claims or losses of any kind related in any manner to the provision of inaccurate and/or fraudulent electronic fund transfer instructions by parties other than Compass and/or the use of inaccurate and/or fraudulent electronic fund transfer instructions that were provided by parties other than Compass.

Client

Name:

Martha U. Armstrong

Martha Armstrong

Date:

3/16/26

Name:

Joseph Armstrong

Joseph Armstrong

Date:

3-16-26

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**STATE OF NORTH CAROLINA
MINERAL AND OIL AND GAS RIGHTS MANDATORY DISCLOSURE STATEMENT**

Instructions to Property Owners

1. The Residential Property Disclosure Act (G.S. 47E) ("Disclosure Act") requires owners of certain residential real estate such as single-family homes, individual condominiums, townhouses, and the like, and buildings with up to four dwelling units, to furnish purchasers a Mineral and Oil and Gas Rights Disclosure Statement ("Disclosure Statement"). This form is the only one approved for this purpose.
2. A disclosure statement is not required for some transactions. For a complete list of exemptions, see G.S. 47E-2(a). **A DISCLOSURE STATEMENT IS REQUIRED FOR THE TRANSFERS IDENTIFIED IN G.S. 47E-2(b)**, including transfers involving the first sale of a dwelling never inhabited, lease with option to purchase contracts where the lessee occupies or intends to occupy the dwelling, and transfers between parties when both parties agree not to provide the Residential Property and Owner's Association Disclosure Statement.
3. You must respond to each of the following by placing a check ☒ in the appropriate box.

MINERAL AND OIL AND GAS RIGHTS DISCLOSURE

Mineral rights and/or oil and gas rights can be severed from the title to real property by conveyance (deed) of the mineral rights and/or oil and gas rights from the owner or by reservation of the mineral rights and/or oil and gas rights by the owner. If mineral rights and/or oil and gas rights are or will be severed from the property, the owner of those rights may have the perpetual right to drill, mine, explore, and remove any of the subsurface mineral and/or oil or gas resources on or from the property either directly from the surface of the property or from a nearby location. With regard to the severance of mineral rights and/or oil and gas rights, Seller makes the following disclosures:

	Yes	No	No Representation
<u>Buyer Initials</u> 1. Mineral rights were severed from the property by a previous owner.	☐	☐	☒
<u>Buyer Initials</u> 2. Seller has severed the mineral rights from the property.	☐	☒	
<u>Buyer Initials</u> 3. Seller intends to sever the mineral rights from the property prior to transfer of title to the Buyer.	☐	☒	
<u>Buyer Initials</u> 4. Oil and gas rights were severed from the property by a previous owner.	☐	☐	☒
<u>Buyer Initials</u> 5. Seller has severed the oil and gas rights from the property.	☐	☒	
<u>Buyer Initials</u> 6. Seller intends to sever the oil and gas rights from the property prior to transfer of title to Buyer.	☐	☒	

Note to Purchasers

If the owner does not give you a Mineral and Oil and Gas Rights Disclosure Statement by the time you make your offer to purchase the property, or exercise an option to purchase the property pursuant to a lease with an option to purchase, you may under certain conditions cancel any resulting contract without penalty to you as the purchaser. To cancel the contract, you must personally deliver or mail written notice of your decision to cancel to the owner or the owner's agent within three calendar days following your receipt of this Disclosure Statement, or three calendar days following the date of the contract, whichever occurs first. However, in no event does the Disclosure Act permit you to cancel a contract after settlement of the transaction or (in the case of a sale or exchange) after you have occupied the property, whichever occurs first.

Property Address: 10624 Staghound Trail, Zebulon, NC 27597

Owner's Name(s): Martha Armstrong, Joseph Armstrong

Owner(s) acknowledge having examined this Disclosure Statement before signing and that all information is true and correct as of the date signed.

Owner Signature: Martha A. Armstrong Martha Armstrong Date 3/16/26

Owner Signature: Joseph Armstrong Joseph Armstrong Date 3-16-26

Purchaser(s) acknowledge receipt of a copy of this Disclosure Statement; that they have examined it before signing; that they understand that this is not a warranty by owner or owner's agent; and that the representations are made by the owner and not the owner's agent(s) or subagent(s).

Purchaser Signature: _____ Date _____

Purchaser Signature: _____ Date _____



Residential Property And Owners' Association Disclosure Statement

Protecting the Public Interest in Real Estate Brokerage Transactions

Property Address/Description: 10624 Staghound Trail, Zebulon, NC 27597
Owner's Name(s): Martha Armstrong, Joseph Armstrong

North Carolina law N.C.G.S. 47E-2 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.

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

	Yes	No	NR
A1. Is the property currently owner-occupied? Date owner acquired the property: <u>11/18/2004</u> <u>JHa</u>	☒	☐	☐
If not owner-occupied, how long has it been since the owner occupied the property? <u>2 min</u>			
A2. In what year was the dwelling constructed? <u>1996</u>			☐
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? _____			☐
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	NA Yes No NR
Foundation ☐ NA ☐ Yes ☒ No ☐ NR	Windows ☐ NA ☐ Yes ☒ No ☐ NR	Attached Garage ☐ NA ☐ Yes ☒ No ☐ NR	
Slab ☒ NA ☐ Yes ☐ No ☐ NR	Doors ☐ NA ☐ Yes ☒ No ☐ NR	Fireplace/Chimney ☐ NA ☐ Yes ☒ No ☐ NR	
Patio ☒ NA ☐ Yes ☐ No ☐ NR	Ceilings ☐ NA ☐ Yes ☒ No ☐ NR	Interior/Exterior Walls ☐ NA ☐ Yes ☒ No ☐ NR	
Floors ☐ NA ☐ Yes ☒ No ☐ NR	Deck ☐ NA ☐ Yes ☒ No ☐ NR	Other: _____ ☐ NA ☐ Yes ☐ No ☐ NR	

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

A.3- Finished Attached Garage

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: _____ ☐ Baseboard [_____] # of bedrooms with units] Year: _____	☒ Heat Pump [<u>3</u> # of units] Year: <u>First Floor 2023</u> <u>Finished garage 2021</u> <u>Second floor unsure</u>		
	☐ Other: _____ Year: _____		

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: _____ ☐ Wall/Windows Unit(s): _____ Year: _____
☐ Other: _____ Year: _____

B5. What is the dwelling's fuel source? (Check all that apply)

☒ Electricity ☐ Natural Gas ☐ Solar ☒ Propane ☐ Oil ☐ Other: _____
Kitchen cooktop

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? UNSURE

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

☐ Copper ☐ Galvanized ☒ Plastic ☐ Polybutylene ☒ Other: See below

C3. What is the dwelling's water heater fuel source? (Check all that apply; indicate the year of each system manufacture) ☐ Gas: _____ ☒ Electric: UNSURE ☐ 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? 4 ☐ No Records Available

Date the septic system was last pumped: 2004

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):

C2 - The only polybutylene in the house is in the walls. Everything else has been replaced with plastic. There are no fittings on the pipes in the walls

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

G3 - HOA

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) Tippett Creek HOA whose regular assessments ("dues") are \$ 255.00 per year.

The name, address, telephone number, and website of the president of the owners' association or the association manager are: Kevin Clark, 10729 Staghound Trail,

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? NO

If "yes," state the nature and amount of the dues, fees, or special assessments to which the property is subject: _____

*Off
man*

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: _____

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: _____

H4. Is there any unsatisfied judgment or pending lawsuits against the association?

☐ ☒ ☐

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):

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: Martha U Armstrong Date 3/16/26

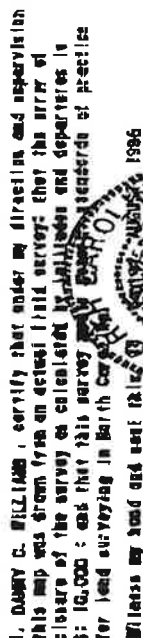
Owner Signature: Joseph Armstrong Date 3-16-26

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 _____

NC DAVID NORTH NADET



7-1-2017

585

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[illegible]

GRAPHIC SCALE - FEET

FB: 1037 JOB: FOI11A COORDINATE FILE
 VERS22 SCREEN FILE

045377

EXISTING IRON PIPE

WILLIAMS - PEARCE & ASSOC., P.A.

NOTE: BEING LOT 33 OF
TIPPLET CREEK SUBDIVISION
PHASE TWO; RECORDED BOOK
OF MAPS 1995 PAGE 2018.

WILLIAMS, PEARCE & ASSOC., P.A.
REGISTERED LAND SURVEYORS
ZEBULON, NORTH CAROLINA
TELEPHONE: (919) 259-8605

DRAWN BY: DOW
CHECKED BY: DOW
DATE: 08-18-98
SCALE: 1" = 100'



LAWN EQUIPMENT STORAGE

Storage room under the house is roughly 14' x 17'. Room has a concrete floor, is insulated and wired. Storage area has a workbench and three storage shelves.



Crawlspace is dry and has good clearance. The crawlspace has multiple lights. The light switches are on the right hand side as you enter the space. Equipment in the crawlspace includes two hot water heaters. The small one is for the kitchen and right side of the house. The downstairs heat pump indoor unit and the central vacuum cleaner is also in this area.