NORTH CAROLINA REAL ESTATE COMMISSION

Residential Property And Owners' Association Disclosure Statement

Protecting the Public Interest in Real Estate Brokerage Transactions

Property Address/Description: 3737 Jamestown Cir, Raleigh, NC, 27609
Owner's Name(s): Opendoor Property Trust I

North Carolina law N.C.G.S. 47E requires residential property owners to complete this Disclosure Statement and provide it to the buyer prior to any offer to purchase. There are limited exemptions for completing the form, such as new home construction that has never been occupied. Owners are advised to seek legal advice if they believe they are entitled to one of the limited exemptions contained in N.C.G.S. 47E-2.

An owner is required to provide a response to every question by selecting Yes (Y), No (N), No Representation (NR), or Not Applicable (NA). An owner is not required to disclose any of the material facts that have a NR option, even if they have knowledge of them. However, failure to disclose latent (hidden) defects may result in civil liability. The disclosures made in this Disclosure Statement are those of the owner(s), not the owner's broker.

- If an owner selects Y or N, the owner is only obligated to disclose information about which they have actual knowledge. If an owner selects Y in response to any question about a problem, the owner must provide a written explanation or attach a report from an attorney, engineer, contractor, pest control operator, or other expert or public agency describing it.
- If an owner selects N, the owner has no actual knowledge of the topic of the question, including any problem. If the owner selects N and the owner knows there is a problem or that the owner's answer is not correct, the owner may be liable for making an intentional misstatement.
- If an owner selects NR, it could mean that the owner (1) has knowledge of an issue and chooses not to disclose it; or (2) simply does not know.
- If an owner selects NA, it means the property does not contain a particular item or feature.

For purposes of completing this Disclosure Statement: **"Dwelling"** means any structure intended for human habitation, **"Property"** means any structure intended for human habitation and the tract of land, and **"Not Applicable"** means the item does not apply to the property or exist on the property.

OWNERS: The owner must give a completed and signed Disclosure Statement to the buyer no later than the time the buyer makes an offer to purchase property. If the owner does not, the buyer can, under certain conditions, cancel any resulting contract. An owner is responsible for completing and delivering the Disclosure Statement to the buyer even if the owner is represented in the sale of the property by a licensed real estate broker and the broker must disclose any material facts about the property that the broker knows or reasonably should know, regardless of the owner's response.

The owner should keep a copy signed by the buyer for their records. If something happens to make the Disclosure Statement incorrect or inaccurate (for example, the roof begins to leak), the owner must promptly give the buyer an updated Disclosure Statement or correct the problem. Note that some issues, even if repaired, such as structural issues and fire damage, remain material facts and must be disclosed
by a broker even after repairs are made.

BUYERS: The owner's responses contained in this Disclosure Statement are not a warranty and should not be a substitute for conducting a careful and independent evaluation of the property. **Buyers are strongly encouraged to:**

- Carefully review the entire Disclosure Statement.
- Obtain their own inspections from a licensed home inspector and/or other professional.

DO NOT assume that an answer of N or NR is a guarantee of no defect. If an owner selects N, that means the owner has no actual knowledge of any defects. It does not mean that a defect does not exist. If an owner selects NR, it could mean the owner (1) has knowledge of an issue and chooses not to disclose it, or (2) simply does not know.

BROKERS: A licensed real estate broker shall furnish their seller-client with a Disclosure Statement for the seller to complete in connection with the transaction. A broker shall obtain a completed copy of the Disclosure Statement and provide it to their buyer-client to review and sign. All brokers shall (1) review the completed Disclosure Statement to ensure the seller responded to all questions, (2) take reasonable steps to disclose material facts about the property that the broker knows or reasonably should know regardless of the owner's responses or representations, and (3) explain to the buyer that this Disclosure Statement does not replace an inspection and encourage the buyer to protect their interests by having the property fully examined to the buyer's satisfaction.

- **Brokers are NOT permitted to complete this Disclosure Statement on behalf of their seller-clients.**
- Brokers who own the property may select NR in this Disclosure Statement but are obligated to disclose material facts they know or reasonably should know about the property.

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

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

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

	Yes	No	NR
A1. Is the property currently owner-occupied? Date owner acquired the property: 02/13/2026 If not owner-occupied, how long has it been since the owner occupied the property? never occupied	☐	☒	☐
A2. In what year was the dwelling constructed? 1966			☐
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? Unknown			☒
A6. Is there a leakage or other problem with the dwelling's roof or related existing damage?	☐	☐	☒
A7. Is there water seepage, leakage, dampness, or standing water in the dwelling's basement, crawl space, or slab?	☐	☐	☒
A8. Is there an infestation present in the dwelling or damage from past infestations of wood destroying insects or organisms that has not been repaired?	☐	☐	☒

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

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

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

A5.Seller has no knowledge of installation dates.; A9. Replaced broken slider door.; A9. Seller installed new carpets in bedrooms, bedroom closets, and upstairs hallway and installed LVP in laundry room, dining room, bathrooms, kitchen, and downstairs closet under the staircase before sale.

SECTION B.
HVAC/ELECTRICAL

	Yes	No	NR
B1. Is there a problem, malfunction, or defect with the dwelling's electrical system (outlets, wiring, panels, switches, fixtures, generator, etc.)?	☐	☐	☒
B2. Is there a problem, malfunction, or defect with the dwelling's heating and/or air conditioning?	☐	☐	☒
B3. What is the dwelling's heat source? (Check all that apply; indicate the year of each system manufacture) ☐ Furnace [____# of units] Year: _____ ☐ Heat Pump [____# of units] Year: _____ ☐ Baseboard [____# of bedrooms with units] Year: _____ ☒ Other: Unknown Year: Unknown			☒

Buyer Initials _____ Owner Initials BB

Buyer Initials _____ Owner Initials _____

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	Yes	No	NR
B4. What is the dwelling's cooling source? (Check all that apply; indicate the year of each system manufacture)			X

[X] Central Forced Air: Unknown Year: Unknown [ ] Wall/Windows Unit(s): _____ Year: _____
[ ] Other: _____ Year: _____

	Yes	No	NR
B5. What is the dwelling's fuel source? (Check all that apply)			☐

[X] Electricity [ ] Natural Gas [ ] Solar [ ] Propane [ ] Oil [ ] Other: _____

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

_____
_____
_____
_____

SECTION C.
PLUMBING/WATER SUPPLY/SEWER/SEPTIC

	Yes	No	NR
C1. What is the dwelling's water supply source? (Check all that apply)			☐

[ ] City/County [ ] Shared well [ ] Community System [ ] Private well [X] Other: Managed by HOA

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? _____

	Yes	No	NR
C2. The dwelling's water pipes are made of what type of material? (Check all that apply)			X

[ ] Copper [ ] Galvanized [ ] Plastic [ ] Polybutylene [X] Other: Unknown

C3. What is the dwelling's water heater fuel source? (Check all that apply; indicate the year of each system manufacture) [ ] Gas: _____ [X] Electric: _____ [ ] Solar: _____ [ ] Other: _____

	Yes	No	NR
C4. What is the dwelling's sewage disposal system? (Check all that apply)			☐

[ ] Septic tank with pump [ ] community system [ ] Septic tank [ ] Drip system
[X] Connected to City/County System [ ] City/County system available [ ] Other: _____
[ ] Straight pipe (wastewater does not go into a septic or other sewer system) *Note: Use of this type of system violates State Law.

If the dwelling is serviced by a septic system, how many bedrooms are allowed by the septic system permit? _____ [ ] No Records Available
Date the septic system was last pumped: _____

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

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

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

_____
_____
_____
_____

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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: _____	☐	☐	X

D2. Is there a problem, malfunction, or defect with the dwelling's:

	NA	Yes	No	NR		NA	Yes	No	NR		NA	Yes	No	NR		NA	Yes	No	NR
Attic fan, exhaust fan, ceiling fan	☐	☐	☐	x	Irrigation system	☐	☐	☐	x	Sump pump	☐	☐	☐	x	Garage Door system	x	☐	☐	☐
Elevator system or component	x	☐	☐	☐	Pool/hot tub /spa	x	☐	☐	☐	Gas logs	☐	☐	☐	x	Security system	☐	☐	☐	x
Appliances to be conveyed	☐	☐	☐	x	TV cable wiring or satellite dish	x	☐	☐	☐	Central vacuum	☐	☐	☐	x	Other: _____	☐	☐	☐	x

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

D2. Replaced gas cookto, new dishwasher and venthood

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?	☐	☐	X
E2. Is the property in violation of any local zoning ordinances, restrictive covenants, or local land-use restrictions (including setback requirements?)	☐	☐	X
E3. Is the property in violation of any building codes (including the failure to obtain required permits for room additions or other changes/improvements)?	☐	☐	X
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?	X	☐	☐
E5. Does the property abut or adjoin any private road(s) or street(s)?	☐	☐	X
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	☐	☐	x

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

(E4) Property is a condo/apartment, party walls present

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?	☐	☐	X

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Buyer Initials _____ Owner Initials _____

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	Yes	No	NR
F2. Is there an environmental monitoring or mitigation device or system located on the property?	☐	☐	☒
F3. Is there debris (whether buried or covered), an underground storage tank, or an environmentally hazardous condition (such as contaminated soil or water or other environmental contamination) located on or which otherwise affect the property?	☐	☐	☒
F4. Is there any noise, odor, smoke, etc., from commercial, industrial, or military sources that affects the property?	☐	☐	☒
F5. Is the property located in a federal or other designated flood hazard zone?	☐	☐	☒
F6. Has the property experienced damage due to flooding, water seepage, or pooled water attributable to a natural event such as heavy rainfall, coastal storm surge, tidal inundation, or river overflow?	☐	☐	☒
F7. Have you ever filed a claim for flood damage to the property with any insurance provider, including the National Flood Insurance Program?	☐	☐	☒
F8. Is there a current flood insurance policy covering the property?	☐	☐	☒
F9. Have you received assistance from FEMA, U.S. Small Business Administration, or any other federal disaster flood assistance for flood damage to the property?	☐	☐	☒
F10. Is there a flood or FEMA elevation certificate for the property?	☐	☐	☒

NOTE: An existing flood insurance policy may be assignable to a buyer at a lesser premium than a new policy. For properties that have received disaster assistance, the requirement to obtain flood insurance passes down to all future owners. Failure to obtain flood insurance can result in an owner being ineligible for future assistance.

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

SECTION G.
MISCELLANEOUS

	Yes	No	NR
G1. Is the property subject to any lawsuits, foreclosures, bankruptcy, judgments, tax liens, proposed assessments, mechanics' liens, materialmens' liens, or notices from any governmental agency that could affect title to the property?	☐	☐	☒
G2. Is the property subject to a lease or rental agreement?	☐	☐	☒
G3. Is the property subject to covenants, conditions, or restrictions or to governing documents separate from an owners' association that impose various mandatory covenants, conditions, and or restrictions upon the lot or unit?	☒	☐	☐

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

G3) Property has CC&Rs

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) Georgetown North Homeowners Association whose regular assessments ("dues") are $ 419.21 per MONTHLY . The name, address, telephone number, and website of the president of the owners' association or the association manager are: Resource Property Management, LLC, Address: PO Box 25 Robbins, NC 27325. Phn#919-240-4045 b. (specify name) _____ whose regular assessments ("dues") are $ _____ per _____. The name, address, telephone number, and website of the president of the owners' association or the association manager are: _____ c. Are there any changes to dues, fees, or special assessment which have been duly approved and to which the lot is subject? If "yes," state the nature and amount of the dues, fees, or special assessments to which the property is subject: _____	X		
H2. Is there any fee charged by the association or by the association's management company in connection with the conveyance or transfer of the lot or property to a new owner? If "yes," state the amount of the fees: _____	X		
H3. Is there any unsatisfied judgment against, pending lawsuit, or existing or alleged violation of the association's governing documents involving the property? If "yes," state the nature of each pending lawsuit, unsatisfied judgment, or existing or alleged violation: _____			X
H4. Is there any unsatisfied judgment or pending lawsuits against the association? If "yes," state the nature of each unsatisfied judgment or pending lawsuit:			X

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

Property is Part of the HOA.
Please see attached for HOA-related expenses provided to Seller at the time Seller purchased this property. Buyer is encouraged to contact HOA for current information

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

Owner Signature: Brad Bonney Opendoor Property Trust I Date 06/05/2026

Owner Signature: _____ Date _____

Buyers(s) acknowledge(s) receipt of a copy of this Disclosure Statement and that they have reviewed it before signing.

Buyer Signature: _____ Date _____

Buyer Signature: _____ Date _____

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Statement of Unpaid Assessments Update

Georgetown North HOA

Resource Property Management, LLC

Documentation provided to Seller at the time Seller purchased this property. Buyer is encouraged to contact HOA for current information.

Property Information:	**Requestor:**
3737 Jamestown Cir	Rexera
Raleigh, NC 27609-7160	Hu Ding
Seller [redacted]	415-236-2577
Buyer: pen oor roper y rus a Delaware Statutory Trust	Estimated Closing Date: 02-13-2026

General Information

This information is good through	01-31-2026
Is this account in collections?	No
The regular assessment is paid through:	
The regular assessment is next due:	03-01-2026
What day of the month are regular assessments due?	1
How many days after the due date is the regular assessment considered delinquent?	30
The penalty for delinquent assessments is:	20.00

Specific Fees Due To Georgetown North HOA

Assessment Data:	
Monthly Dues (Frequency: Monthly)	$419.21
Are there any current special assessments or governing body approved special assessments, against units within the association? If yes, a comment is provided.	No
Owner's current balance due (you may total the owners balance due using the breakdown below):	$24.42

Comments: Dues increased to $419.21/mth effective 1/1/26

General Association Information

Are there any violations against this unit?	No
Is the association or the developer (if the project has not been turned over to the homeowners association) involved in any current or pending litigation? If yes, a comment is required. (Do not include neighbor disputes or rights of quiet enjoyment, litigation where the claim amount is known and the insurance carrier will provide defense and coverage, or where the HOA is named as a plaintiff in a foreclosure action or to collect past due assessments).	No

Please return check with barcode for faster processing

Statement of Unpaid Assessments Update

Georgetown North HOA

Resource Property Management, LLC

Property Information:
3737 Jamestown Cir
Raleigh, NC 27609-7160
Seller[redacted]
Buyer: Opendoor Property Trust I a Delaware Statutory Trust

Requestor:
Rexera
Hu Ding
415-236-2577
Estimated Closing Date: 02-13-2026

Ashley Deaton

Ashley Deaton, Accounting

Date: 02-04-2026

Resource Property Management, LLC

Phone: 919-240-4045 Ext: 101

Statement of Unpaid Assessments Update

Georgetown North HOA

Resource Property Management, LLC

Property Information:
3737 Jamestown Cir
Raleigh, NC 27609-7160
Seller [redacted]
Buyer: Opendoor Property Trust I a Delaware Statutory Trust

Requestor:
Rexera
Hu Ding
415-236-2577
Estimated Closing Date: 02-13-2026

Comments:

PLEASE HAVE BUYER FILL OUT CONTACT INFORMATION SHEET ATTACHED AND SEND BACK WITH CLOSING DOCUMENTS ALONG WITH A COPY OF THE DEED. THANK YOU

PLEASE PRORATE DUES

Statement of Unpaid Assessments Update

Georgetown North HOA

Resource Property Management, LLC

Property Information:
3737 Jamestown Cir
Raleigh, NC 27609-7160
Seller: [redacted]
Buyer: pen oor roper y rus a elaware Statutory Trust

Requestor:
Rexera
Hu Ding
415-236-2577
Estimated Closing Date: 02-13-2026

Fee Summary

Amounts Prepaid

Total	**$0.00**

Fees Due to Resource Property Management, LLC

Statement of Unpaid Assessments ONLY	$169.00
Statement of Unpaid Assessments Update	$15.00
Total	**$184.00**

Fees Due to Georgetown North HOA

Prepaid Assessments	$838.42
Owner Current Balance	$24.42
Total	**$862.84**

Dues increased to $419.21/mth effective 1/1/26

Fees Due to HomeWiseDocs.com (Service/Delivery Fees)

HWD Service/Delivery Fee for Statement of Unpaid Assessments ONLY	$31.00
HWD Service/Delivery Fee for Statement of Unpaid Assessments Update	$10.00
Total	**$41.00**

Please return check with barcode for faster processing

Statement of Unpaid Assessments Update

Georgetown North HOA

Resource Property Management, LLC

Property Information:
3737 Jamestown Cir
Raleigh, NC 27609-7160
Selle [redacted]
Buyer: pen oor roper y rus a elaware Statutory Trust

Requestor:
Rexera
Hu Ding
415-236-2577
Estimated Closing Date: 02-13-2026

PLEASE RETURN THIS FORM WITH YOUR CHECK AND CERTIFIED COPIES OF THE CLOSING DISCLOSURE FORM (FORMERLY THE HUD-1 FORM) AND THE GRANT OR WARRANTY DEED. PLEASE INDICATE CONFIRMATION NUMBER Q43QF5N9R-up1 ON THE CHECK TO ENSURE PAYMENT IS CREDITED PROPERLY.

Fees Due to Resource Property Management, LLC

Statement of Unpaid Assessments ONLY	$169.00
Statement of Unpaid Assessments Update	$15.00
Total	**$184.00**

Fees Due to Georgetown North HOA

Prepaid Assessments	$838.42
Owner Current Balance	$24.42
Total	**$862.84**

Dues increased to $419.21/mth effective 1/1/26

Fees Due to HomeWiseDocs.com (Service/Delivery Fees)

HWD Service/Delivery Fee for Statement of Unpaid Assessments ONLY	$31.00
HWD Service/Delivery Fee for Statement of Unpaid Assessments Update	$10.00
Total	**$41.00**

Include this confirmation number Q43QF5N9R-up1 on the check for $184.00 payable to and send to the address below.

Resource Property Management, LLC

PO Box 25

Robbins, NC 27325

Include this confirmation number Q43QF5N9R-up1 on the check for $862.84 payable to and send to the address below.

Georgetown North HOA

PO Box 25

Please return check with barcode for faster processing

Statement of Unpaid Assessments Update

Georgetown North HOA

Resource Property Management, LLC

Property Information:
3737 Jamestown Cir
Ralei_h_NC 27609-7160
Selle[redacted]
Buyer: pen oor roper y rus a elaware Statutory Trust

Requestor:
Rexera
Hu Ding
415-236-2577
Estimated Closing Date: 02-13-2026

Robbins, NC 27325

Include this confirmation number Q43QF5N9R-up1 on the check for $41.00 payable to HomeWiseDocs.com and send to the address below. **Must return the HomeWiseDocs.com Invoice below with payment.**

Bill2Pay

Attn: HomeWise Payment Processing

P.O. Box 31243

Tampa, FL 33631-3243

Please return check with barcode for faster processing

HomeWiseDocs.com Invoice

ATTENTION: This page must be returned with check made payable to: HomeWiseDocs.com

Return to:

Bill2Pay
Attn: HomeWise Payment Processing
P.O. Box 31243
Tampa, FL 33631-3243

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Order: **Q43QF5N9R-up1**

Property Information:
3737 Jamestown Cir
Raleigh, NC 27609-7160

Fees due to HomeWiseDocs.com:$41.00

**NOTE:Other fees might be due and payable to the Management Company and/or HOA.
Attention: This page must be returned with check made payable to: HomeWiseDocs.com.

Please return check with barcode for faster processing

Statement of Unpaid Assessments Update

Georgetown North HOA

Resource Property Management, LLC

Property Information:
3737 Jamestown Cir
Ralei[redacted]
Selle[redacted]
Buyer: Opendoor Property Trust I a Delaware Statutory Trust

Requestor:
Rexera
Hu Ding
515 East Main Street, Suite 16, Muncie, IN 47305
Muncie, IN 47305
415-236-2577
contactus+3@rexera.com

Closing Information

File/Escrow Number: 25-15428
Estimated Close Date: 02-13-2026
HomeWiseDocs Confirmation #: Q43QF5N9R-up1

Sales Price:
Closing Date:
Is buyer occupant? No

Status Information

Date of Order: 02-04-2026
Board Approval Date:
Order Completion Date: 02-04-2026

Order Retrieved Date:
Inspection Date:

Community Manager Information

Company: Resource Property Management, LLC
Completed By: Ashley Deaton
Primary Contact: Ashley Deaton
Address:
PO Box 25
Robbins, NC 27325
Phone: 919-240-4045 Ext: 101
Fax:
Email: adeaton@rpmpropertypros.com

Please return check with barcode for faster processing