

**NORTH CAROLINA REAL ESTATE COMMISSION*****Residential Property And Owners'  
Association Disclosure Statement******Protecting the Public Interest in Real Estate Brokerage Transactions***

Property Address/Description: 8409 Aztec Dawn Ct, Raleigh, NC, 27613

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 \_\_\_\_\_

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

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Yes                      | No                                  | NR                                  |                                     |          |                          |                          |                          |                                     |                         |                          |                          |                          |                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|----------|--------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| A1. Is the property currently owner-occupied?<br>Date owner acquired the property: <u>04/10/2026</u><br>If not owner-occupied, how long has it been since the owner occupied the property? <u>never occupied</u>                                                                                                                                                                                                                                                                                                         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                                     |          |                          |                          |                          |                                     |                         |                          |                          |                          |                                     |
| A2. In what year was the dwelling constructed? <u>2002</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                          |                                     | <input type="checkbox"/>            |                                     |          |                          |                          |                          |                                     |                         |                          |                          |                          |                                     |
| A3. Have there been any structural additions or other structural or mechanical changes to the dwelling(s)?                                                                                                                                                                                                                                                                                                                                                                                                               | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                                     |          |                          |                          |                          |                                     |                         |                          |                          |                          |                                     |
| A4. The dwelling's exterior walls are made of what type of material? (Check all that apply)<br><input type="checkbox"/> Brick Veneer <input checked="" type="checkbox"/> Vinyl <input type="checkbox"/> Stone <input type="checkbox"/> Fiber Cement <input type="checkbox"/> Synthetic Stucco <input type="checkbox"/> Composition/Hardboard<br><input type="checkbox"/> Concrete <input type="checkbox"/> Aluminum <input type="checkbox"/> Wood <input type="checkbox"/> Asbestos <input type="checkbox"/> Other _____ |                          |                                     | <input type="checkbox"/>            |                                     |          |                          |                          |                          |                                     |                         |                          |                          |                          |                                     |
| A5. In what year was the dwelling's roof covering installed? <u>Unknown</u>                                                                                                                                                                                                                                                                                                                                                                                                                                              |                          |                                     | <input checked="" type="checkbox"/> |                                     |          |                          |                          |                          |                                     |                         |                          |                          |                          |                                     |
| A6. Is there a leakage or other problem with the dwelling's roof or related existing damage?                                                                                                                                                                                                                                                                                                                                                                                                                             | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                                     |          |                          |                          |                          |                                     |                         |                          |                          |                          |                                     |
| A7. Is there water seepage, leakage, dampness, or standing water in the dwelling's basement, crawl space, or slab?                                                                                                                                                                                                                                                                                                                                                                                                       | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                                     |          |                          |                          |                          |                                     |                         |                          |                          |                          |                                     |
| 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?                                                                                                                                                                                                                                                                                                                                                                 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                                     |          |                          |                          |                          |                                     |                         |                          |                          |                          |                                     |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Windows  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Attached Garage         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Slab                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Doors    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Fireplace/Chimney       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Patio                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Ceilings | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Interior/Exterior Walls | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Floors                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Deck     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Other: _____            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |

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

A5. Seller has no knowledge of installation dates, A6. Previous seller filed a claim for roof replacement - details unknown, A9. Seller installed new carpets and LVP flooring in various locations before sale. Buyer and buyer's agent to independently verify.

## SECTION B. HVAC/ELECTRICAL

|                                                                                                                                                      |                                                                                |                          |                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|--------------------------|-------------------------------------|
| B1. Is there a problem, malfunction, or defect with the dwelling's electrical system (outlets, wiring, panels, switches, fixtures, generator, etc.)? | <input type="checkbox"/>                                                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| B2. Is there a problem, malfunction, or defect with the dwelling's heating and/or air conditioning?                                                  | <input type="checkbox"/>                                                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| B3. What is the dwelling's heat source? (Check all that apply; indicate the year of each system manufacture)                                         |                                                                                |                          | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> Furnace [ ____ # of units] Year: _____                                                                                      | <input type="checkbox"/> Heat Pump [ ____ # of units] Year: _____              |                          |                                     |
| <input type="checkbox"/> Baseboard [ ____ # of bedrooms with units] Year: _____                                                                      | <input checked="" type="checkbox"/> Other: <u>Unknown</u> Year: <u>Unknown</u> |                          |                                     |

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 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)

☒ Central Forced Air: Split system Year: Unknown ☐ 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: \_\_\_\_\_

☐

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

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### SECTION C. PLUMBING/WATER SUPPLY/SEWER/SEPTIC

Yes No NR

C1. What is the dwelling's water supply source? (Check all that apply)

☒ City/County ☐ Shared well ☐ Community System ☐ Private well ☐ Other: \_\_\_\_\_

☐

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

☐ Quality ☐ Pressure ☐ Quantity

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

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

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

☐

C3. What is the dwelling's water heater fuel source? (Check all that apply; indicate the year of each system manufacture) ☒ Gas: \_\_\_\_\_ ☐ Electric: \_\_\_\_\_ ☐ Solar: \_\_\_\_\_ ☐ Other: \_\_\_\_\_

C4. What is the dwelling's sewage disposal system? (Check all that apply)

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

☐

If the dwelling is serviced by a septic system, how many bedrooms are allowed by the septic system permit? \_\_\_\_\_ ☐ No Records Available

Date the septic system was last pumped: \_\_\_\_\_

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

|               | NA                                  | Yes                      | No                       | NR                                  |                                                       | NA                       | Yes                      | No                       | NR                                  |
|---------------|-------------------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| Septic system | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Plumbing system (pipes, fixtures, water heater, etc.) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Sewer system  | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Water supply (water quality, quantity, or pressure)   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

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Buyer Initials \_\_\_\_\_ Owner Initials \_\_\_\_\_

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## SECTION D. FIXTURES/APPLIANCES

D1. Is the dwelling equipped with an elevator system?

If yes, when was it last inspected? \_\_\_\_\_

Date of last maintenance service: \_\_\_\_\_

Yes ☐ No ☐ NR ☐

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 | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Irrigation system                 | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Sump pump      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Garage Door system | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Elevator system or component        | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Pool/hot tub /spa                 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Gas logs       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Security system    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Appliances to be conveyed           | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | TV cable wiring or satellite dish | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Central vacuum | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Other:             | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

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## SECTION E. LAND/ZONING

E1. Is there a problem, malfunction, or defect with the drainage, grading, or soil stability of the property?

Yes ☐ No ☐ NR ☒

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):**

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## SECTION F. ENVIRONMENTAL/FLOODING

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 ☒

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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?                                                                                                                                                     | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| F4. Is there any noise, odor, smoke, etc., from commercial, industrial, or military sources that affects the property?                                                                                                                               | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| F5. Is the property located in a federal or other designated flood hazard zone?                                                                                                                                                                      | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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?                                            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| F7. Have you ever filed a claim for flood damage to the property with any insurance provider, including the National Flood Insurance Program?                                                                                                        | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| F8. Is there a current flood insurance policy covering the property?                                                                                                                                                                                 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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?                                                                                     | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| F10. Is there a flood or FEMA elevation certificate for the property?                                                                                                                                                                                | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**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):**

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## 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? | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| G2. Is the property subject to a lease or rental agreement?                                                                                                                                                                                | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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?        | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |

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

G3) Property has CC&Rs

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Buyer Initials \_\_\_\_\_ Owner Initials BB  
 Buyer Initials \_\_\_\_\_ Owner Initials \_\_\_\_\_

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**SECTION H.**  
**OWNERS' ASSOCIATION DISCLOSURE**

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

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Yes                                 | No                       | NR                       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------|--------------------------|
| H1. Is the property subject to regulation by one or more owners' association(s) including, but not limited to, obligations to pay regular assessments or dues and special assessments?<br>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]:<br>a. (specify name) <u>CORNERSTONE PARK COMMUNITY ASSOCIATION, INC.</u> whose regular assessments ("dues") are \$ <u>283.50</u> per <u>SEMIANNUALLY</u> .<br>The name, address, telephone number, and website of the president of the owners' association or the association manager are: <u>CAS, Inc., Address: PO Box 83 Pinehurst, NC 28370, ph number: 910-295-3791</u><br>b. (specify name) _____ whose regular assessments ("dues") are \$ _____ per _____.<br>The name, address, telephone number, and website of the president of the owners' association or the association manager are: _____<br>c. Are there any changes to dues, fees, or special assessment which have been duly approved and to which the lot is subject?<br>If "yes," state the nature and amount of the dues, fees, or special assessments to which the property is subject: _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

|                                                                                                                                                                                                                                  |                                     |                          |                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 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?<br>If "yes," state the amount of the fees: _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------|--------------------------|

|                                                                                                                                                                                                                                                                                        |                          |                          |                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|
| H3. Is there any unsatisfied judgment against, pending lawsuit, or existing or alleged violation of the association's governing documents involving the property?<br>If "yes," state the nature of each pending lawsuit, unsatisfied judgment, or existing or alleged violation: _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|

|                                                                                                                                                                         |                          |                          |                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|
| H4. Is there any unsatisfied judgment or pending lawsuits against the association?<br>If "yes," state the nature of each unsatisfied judgment or pending lawsuit: _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|

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

Property is Part of the HOA.

H2. 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 05/19/2026  
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 \_\_\_\_\_



PO BOX 83 PINEHURST, NC 28370  
PHONE (910) 295-3791 FAX (910) 295-0182  
E-MAIL [closings@casnc.com](mailto:closings@casnc.com)

For CAS, Inc. Use Only  
sent: 3/31/26  
by: SF

### **Request for Homeowners Dues Information**

Please complete form electronically, save & email to [closings@casnc.com](mailto:closings@casnc.com)

Form will be completed with dues information & emailed back to you.

(Normally not completed more than 2 weeks prior to closing date)

If you have any questions once you receive a completed request, please call (910) 295-3791 option 2 or email [closings@casnc.com](mailto:closings@casnc.com)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Closing Date: 2026-04-08

Association: CORNERSTONE PARK COMMUNITY ASSOCIATION, INC.

Property Address (including unit# if applicable): 8409 Aztec Dawn Ct, Raleigh, NC 27613 Lot# \_\_\_\_\_

Seller(s): \_\_\_\_\_ Date purchased (if developer/builder): \_\_\_\_\_

Buyer(s): Opendoor Property Trust I, a Delaware Statutory Trust CO issue date (if new construction): \_\_\_\_\_

(Please print EXACTLY as to appear on the deed)

(Please provide copy of CO)

Buyer(s) mailing address (If other than the property address): 410 N Scottsdale Dr #1600 TEMPE AZ 85281

Buyer(s) phone #: 888-352-7075 Buyer(s) email address: hoa@opendoor.com

**To be completed by CAS, Inc.**

Dues \$283.50 monthly / quarterly / semi-annual / annual

Due from Seller(s): Past Due/Builder Dues Paid thru 6/30/2026

Special Assessment \_\_\_\_\_

Due from Buyer(s): Dues \_\_\_\_\_

Working Capital \_\_\_\_\_

Storm Water Fee \_\_\_\_\_

HOA Move-In/Out Fee \_\_\_\_\_

#### **TOTAL TO BE COLLECTED AT CLOSING**

\$0 PAYABLE TO: Cornerstone Park

**Statement of Unpaid Assessment Fee \* \$200.00 PAYABLE TO: CAS, Inc.**

**Additional \$100 Rush Fee for requests made within 48hrs of closing**

**Please mail all checks/documents to: P.O. Box 83  
Pinehurst, NC 28370**

**Seller should transfer all keys, remotes, cards, tags, passes, fobs, etc. for pool, community access, gates, tennis courts, etc. or buyer will be charged for replacements.**

**Timestamp** : 2026-03-10T14:33:16.316731

**From** : Cecilia Williford <cecilia.williford@casnc.com>

**Subject** : RE: HOA Information Requested - 8409 Aztec Dawn Ct, Raleigh, NC 27613

**To** : closings <closings@casnc.com>, Team Rexera <contactus@rexera.com>

**CC** : N/A

**BCC** : N/A

---

**Body** :

Hello,

There are no open violations and I am not aware of any litigation.

***Yours Sincerely,***

**Cecilia Williford Gray, CMCA**

Association Manager

Community Association Services, Inc.

1930 North Salem Street, Ste 101

Apex, NC 27523-8204

919.367.7711x1504

Fax: 919-367-7715

[cecilia@casnc.com](mailto:cecilia@casnc.com)

[www.casnc.com](http://www.casnc.com)

-

*"The information in this email, and in any attachments, may contain confidential information and is intended solely for the attention and use of the named addressee(s) only. It must not be disclosed to any person without authorization. If you are not the intended recipient, or a person responsible for delivering it to the intended recipient, you are not authorized to, and must not, disclose, copy, distribute or retain this message or any part of it."*

**From:** closings <closings@casnc.com>

**Sent:** Monday, March 9, 2026 10:23 AM

**To:** Team Rexera <contactus@rexera.com>; Cecilia Williford <cecilia.williford@casnc.com>

**Subject:** RE: HOA Information Requested - 8409 Aztec Dawn Ct, Raleigh, NC 27613

Hello,

Please fill out the attached dues quote request form and return it to [closings@casnc.com](mailto:closings@casnc.com) and once I return the form, I will copy the Property Manager for your additional questions.

*Thank you*

*Summer*

Customer Service Representative

CAS, Inc.

PO Box 83

Pinehurst, NC 28370

P: 910-295-3791 x 1109

F: 910-295-0182

[customerservice2@casnc.com](mailto:customerservice2@casnc.com)

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**From:** Team Rexera <[contactus@rexera.com](mailto:contactus@rexera.com)>

**Sent:** Friday, March 6, 2026 6:01 PM

**To:** Cecilia Williford <[cecilia.williford@casnc.com](mailto:cecilia.williford@casnc.com)>; closings <[closings@casnc.com](mailto:closings@casnc.com)>

**Subject:** HOA Information Requested - 8409 Aztec Dawn Ct, Raleigh, NC 27613

I

**Hi Team,**

Please find the filled out request form attached here for this address

**Property Address:** 8409 Aztec Dawn Ct, Raleigh, NC  
27613

**HOA Name :** CORNERSTONE PARK COMMUNITY  
ASSOCIATION, INC.

**Closing date :** 2026-04-08

**As a part of the due diligence, could you kindly answer the following questions.**

- 1. Are there any reported violations associated with the property?
  
- 1. Are there any current or ongoing litigations?

**Thanks**

Rexera  
  
Website: [www.rexera.com](http://www.rexera.com)  
  
Office: 415-236-2577  
  
Fax: 765-374-0795  
  
Address: 515 E Main St, Ste 16, Muncie, IN 47305

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IHOA\_TICKET:##1478652##

**Beware of Wire Fraud!**

*If you receive an e-mail containing wire transfer instructions, please call our office immediately. We never ask for wire transfers over email. All legitimate wire transfer instructions are provided over our secure portal.*

