



NORTH CAROLINA REAL ESTATE COMMISSION

Residential Property And Owners' Association Disclosure Statement

Protecting the Public Interest in Real Estate Brokerage Transactions

Property Address/Description: 7604 Duckhorn Court, Wake Forest, NC 27587

Owner's Name(s): Darlene Myra Urquhart

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 DMU
 Buyer Initials _____ Owner Initials _____

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

Yes No NR

A1. Is the property currently owner-occupied?

Date owner acquired the property: April, 2020

If not owner-occupied, how long has it been since the owner occupied the property? NA

☒ ☐ ☐

A2. In what year was the dwelling constructed? 2005

☐

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: NA

☐

A5. In what year was the dwelling's roof covering installed? 2026

☐

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: <u>NA</u>	☐	☐	☐	☐

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

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 [1 # of units] Year: 2022

☐ Heat Pump [# of units] Year:

☐ Baseboard [# of bedrooms with units] Year:

☐ Other: Gas Pack Year: 2025

Buyer Initials _____ Owner Initials DMU
 Buyer Initials _____ Owner Initials _____

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: 2022 2025 ☐ 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):

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: _____

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: September 2025

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):

Buyer Initials _____ Owner Initials DMU
 Buyer Initials _____ Owner Initials _____

SECTION D. FIXTURES/APPLIANCES

Yes No NR

D1. Is the dwelling equipped with an elevator system?

If yes, when was it last inspected?

Date of last maintenance service:



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

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

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

SECTION E. LAND/ZONING

Yes No NR

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



E2. Is the property in violation of any local zoning ordinances, restrictive covenants, or local land-use restrictions (including setback requirements?)



E3. Is the property in violation of any building codes (including the failure to obtain required permits for room additions or other changes/improvements)?

☐ ☒ ☐

E4. Is the property subject to any utility or other easements, shared driveways, party walls, encroachments from or on adjacent property, or other land use restrictions?

☒ ☐ ☐

E5. Does the property abut or adjoin any private road(s) or street(s)?



E6. If there is a private road or street adjoining the property, are there any owners' association or maintenance agreements dealing with the maintenance of the road or street? ☐ NA



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

E4 - UTILITY EASEMENT. STANDARD EASEMENT LANGUAGE FOR SUBDIVISION.

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?

☐ ☒ ☐

Buyer Initials _____ Owner Initials DMO
Buyer Initials _____ Owner Initials _____

	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):

Buyer Initials _____

Owner Initials

DMU

Buyer Initials _____

Owner Initials _____

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) KENWOOD RESERVE HOA whose regular assessments ("dues") are \$ 550.00 per YEAR.

The name, address, telephone number, and website of the president of the owners' association or the association manager are: TIM PARK, PRESIDENT, PO BOX 1271, WAKE FOREST, NC 27588

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: KENWOODRESERVEHOA@GMAIL.COM

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: _____

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: Darlene Myra Urquhart Date 09/25/26

Owner Signature: NA 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 _____



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: 7604 Duckhorn Court, Wake Forest, NC 27587

Owner's Name(s): Darlene Myra Urquhart

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: Darlene Myra Urquhart Date 09/25/26

Owner Signature: NA Date _____

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 _____



AFFILIATED BUSINESS RELATIONSHIP DISCLOSURE

Property Address: _____

This Disclosure is made pursuant to the requirements in the Real Estate Settlement Procedures Act ("RESPA") 12CFR Part 1024 (Regulation X).

This is to give you notice that HomeSmart shares common ownership with Equitable Escrow, Inc. (100% common ownership), Equitable Title Agency, LLC (100% common ownership) and EQJV, LLC, (51% common ownership). HomeSmart also has a business relationship with Solid Title Services, LLC and Independence Title & Escrow, LLC. Solid Title Services, LLC is owned 50% by HomeSmart and 50% by Weissman, P.C. Independence Title & Escrow, LLC is owned 45% by HomeSmart and 55% by Ganek, P.C. Additionally, HomeSmart maintains business relationships with certain vendors in various markets and outlined in this disclosure. A referral to any of the listed companies may provide HomeSmart and/or its ownership a financial or other benefit. As a result of these relationships, a referral to any of these companies may provide HomeSmart and/or its ownership 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 purchase of the subject property. THERE ARE FREQUENTLY OTHER SERVICE AND SETTLEMENT PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST PRICES FOR THE SERVICES. **Please note that some or all of the services listed below may not be available or offered in every market where HomeSmart operates.**

Equitable Escrow, Inc.	Fees based on services provided and sales price of the property.	
Equitable Title Agency LLC/EQJV, LLC	Simultaneous Lender's Policy \$2.27 to \$5.49 per \$1,000 of the loan amount plus \$50-\$100 per endorsement. Basic Owner's Policy \$3.49 to \$8.44 per \$1,000 of the sales price. Escrow Fee \$800 for up to \$150,000 in sales price; increases \$50.00 incrementally for every \$50,000 increase in sales price.	
Solid Title Services, LLC	Lender's Policy	\$3.35 - \$3.50 per \$1,000 of coverage, based on type and total amount (minimum \$200); or \$150 to \$200 if issued simultaneously with an Owner's Policy (provided the loan amount is lower than the sales price)
	Owner's Policy	\$4.65 - \$5.70 per \$1,000 of coverage, based on type and total amount (minimum \$200)
	Commitment Fee	\$75
Weissman PC	Closing Fee	\$650- \$850
	Title Search and Exam Fees	\$185 - \$300 per property (fees may exceed this range if the property consists of more than five acres)
	Lender's Policy	\$2.50 - \$4.85 per \$1,000 of coverage, based on type and total amount (minimum \$100 if issued simultaneously with Owner's Policy;

Independence Title & Escrow, LLC		\$250 if issued separately)
	Owner's Policy	\$2.50 - \$6.60 per \$1,000 of coverage, based on type and total amount (minimum \$250)
	Title Search and Exam Fees	\$125 - \$300 per additional separately deeded parcel, if applicable
	Commitment Fee	\$50
Ganek PC	Closing Fee	\$650- \$1,150
American Home Shield	Fees based on services provided.	
Muscular Moving Men	Fees based on services provided.	
Move Concierge	Fees based on services provided.	
The Baldwin Group	Fees based on services provided.	

In addition to the collection, use and sharing of information set forth in our Privacy Policy [[HomeSmart Privacy Policy](#)], CCPA Notice [[HomeSmart Privacy Statement - California](#)], and any agreement HomeSmart has with you, you agree that HomeSmart may share your Personal Information with our affiliates, subsidiaries, service providers, and other third-parties to provide you with the services you requested, information related to additional products or services that may be available to you, events or news, or other opportunities that may be of interest to you.

ACKNOWLEDGMENT

I/we have read this disclosure form, and understand that the referring *party* is referring me/us to purchase the above-described settlement service(s) and may receive a financial or other benefit as the result of this referral.

Darlene Myra Urquhart
Print or Type name of Buyer/Seller

 Darlene Myra Urquhart 09/25/26
Signature of Buyer/Seller Date

Print or Type name of Buyer/Seller

Signature of Buyer/Seller Date

Print or Type name of Buyer/Seller

Signature of Buyer/Seller Date

Print or Type name of Buyer/Seller

Signature of Buyer/Seller Date



IMPORTANT DISCLOSURE STATEMENTS FOR BUYERS AND SELLERS

WIRE FRAUD ALERT! PROTECT YOURSELF FROM WIRE FRAUD

Wire Fraud is a crime occurring with increasing frequency. Criminals/hackers target real estate transactions knowing that funds will likely be wired thus creating an opportunity for criminal activity. A common scheme involves hacking into email accounts and intercepting and replacing wire instructions or sending “updated” wire instructions after initial instructions are sent. The hacker will pretend to be an agent or escrow officer. Hackers will often copy logos and personal information in an attempt to increase an email’s appearance of legitimacy. Emails from hackers will often request the immediate need for funds to be wired. A sense of urgency is created in hopes that funds will be sent without proper verifications. Funds sent to a fraudulent account may never be recovered.

Always confirm wire instructions by personally speaking with the intended recipient.

Do not use a telephone number contained in an email containing wire instructions to confirm those wire instructions. Track down a phone number for the business elsewhere. Do not rely upon information received in email communications even if the communication appears to be legitimate and from a recognized source. Never wire funds without double checking and verifying the wire instructions.

Do not trust emails seeking personal or financial information.

Never send personal information through unsecure email. Do not email bank account information. If you receive an email requesting personal or financial information or asking you to download something or click a link, call your escrow agent or officer (again, at an independently verified number) to confirm the email request before you do anything.

SHARED SERVICES DISCLOSURE

HomeSmart operates through a network of affiliated entities across multiple states. Although these entities are separate legal entities, they may operate as part of the same brokerage. Subagency is created when one broker appoints another broker(s) to act as subagent, to perform duties and services on the principal's behalf. The subagency relationship exists between HomeSmart and HomeSmart Realty. Licensees of both brokerages are subagents of each other. Where permitted by regulatory rule or law, certain broker duties and services related to your transaction may be provided by these affiliated entities acting as a subagent.



Seller Seller

Buyer Buyer

ACKNOWLEDGMENT AND CONFIRMATION OF DISCLOSURES

I/We have read and reviewed the **Wire Fraud Alert** and understand the importance of confirming all wire instructions and any requests for personal or financial information to prevent fraud. I further acknowledge and consent to the subagency relationship as disclosed under the **Shared Services Disclosure**. By signing below, I/We acknowledge receipt of these disclosures and agree to exercise due diligence as advised.

<u>Darlene Myra Urquhart</u>	 <u>Darlene Myra Urquhart</u>	<u>09/25/26</u>
Print or Type name of Buyer/Seller	Signature of Buyer/Seller	Date
<u> </u>	<u> </u>	<u> </u>
Print or Type name of Buyer/Seller	Signature of Buyer/Seller	Date
<u> </u>	<u> </u>	<u> </u>
Print or Type name of Buyer/Seller	Signature of Buyer/Seller	Date
<u> </u>	<u> </u>	<u> </u>
Print or Type name of Buyer/Seller	Signature of Buyer/Seller	Date