



NORTH CAROLINA REAL ESTATE COMMISSION

Residential Property And Owners' Association Disclosure Statement

Protecting the Public Interest in Real Estate Brokerage Transactions

Property Address/Description: 100 Caymus Ct, Cary, NC 27519

Owner's Name(s): Harold L Deberry, Edith Coleman

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 HD

Buyer Initials _____ Owner Initials EC

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

	Yes	No	NR
A1. Is the property currently owner-occupied? Date owner acquired the property: <u>1999</u> If not owner-occupied, how long has it been since the owner occupied the property? _____	☒	☐	☐
A2. In what year was the dwelling constructed? _____			☐
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? <u>2025 - ins</u>			☐
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. Has the dwelling ever experienced damage due to a fire?	☐	☒	☐
A10. Have you ever filed a claim for fire damage to the dwelling with any insurance provider?	☐	☒	☐
A11. Is there a problem, malfunction, or defect with the dwelling's:			
NA Yes No NR			
Foundation ☐ ☐ ☒ ☐	NA Yes No NR		
Slab ☐ ☐ ☒ ☐	NA Yes No NR		
Patio ☐ ☐ ☒ ☐	NA Yes No NR		
Floors ☐ ☐ ☒ ☐	NA Yes No NR		
Windows ☐ ☐ ☒ ☐	NA Yes No NR		
Doors ☐ ☐ ☒ ☐	NA Yes No NR		
Ceilings ☐ ☐ ☒ ☐	NA Yes No NR		
Deck ☐ ☐ ☒ ☐	NA Yes No NR		
Attached Garage ☐ ☐ ☒ ☐	NA Yes No NR		
Fireplace/Chimney ☐ ☐ ☒ ☐	NA Yes No NR		
Interior/Exterior Walls ☐ ☐ ☒ ☐	NA Yes No NR		
Other: _____ ☐ ☐ ☐ ☐	NA Yes No NR		

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)			☐
☒ Furnace [<u>2</u> # of units] Year(s): <u>2024</u> ☐ Heat Pump [____ # of units] Year(s): _____			
☐ Baseboard [____ # of units] Year(s): _____ ☐ Other: _____ [____ # of units] Year(s): _____			

Buyer Initials _____ Owner Initials JD
 Buyer Initials _____ Owner Initials EC

	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 [<u>2</u> # of units] Year(s): <u>2024</u> ☐ Wall/Windows Unit(s) [____ # of units] Year(s): ____			
☐ Other: _____ [____ # of units] Year(s): ____			

B5. What is the dwelling's fuel source? (Check all that apply)		☐
☐ Electricity ☒ Natural Gas ☐ Solar ☐ Propane ☐ Oil ☐ Other: _____		
Provider: _____ Leased/Owned: _____ Above/Below Ground: _____ Year: _____		

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: _____		

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):

SECTION D. FIXTURES/APPLIANCES

	Yes	No	NR
D1. Is the dwelling equipped with an elevator system? If yes, when was it last inspected? _____ Date of last maintenance service: _____	☐	☒	☐
D2. Is there a problem, malfunction, or defect with the dwelling's:			
NA Yes No NR			
Attic fan, exhaust fan, ceiling fan	☐	☐	☒
Elevator system or component	☒	☐	☐
Appliances to be conveyed	☐	☐	☒
NA Yes No NR			
Irrigation system	☐	☐	☒
Pool/hot tub /spa	☒	☐	☐
TV cable wiring or satellite dish	☐	☐	☒
NA Yes No NR			
Sump pump	☐	☐	☒
Gas logs	☒	☐	☐
Central vacuum	☒	☐	☐
NA Yes No NR			
Garage door system	☐	☐	☒
Security system	☐	☐	☒
Other: _____	☐	☐	☐

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

SECTION E. LAND/ZONING

	Yes	No	NR
E1. Is there a problem, malfunction, or defect with the drainage, grading, or soil stability of the property?	☐	☒	☐
E2. Is the property in violation of any local zoning ordinances, restrictive covenants, or local land-use restrictions (including setback requirements?)	☐	☒	☐
E3. Is the property in violation of any building codes (including the failure to obtain required permits for room additions or other changes/improvements?)	☐	☒	☐
E4. Is the property subject to any utility or other easements, shared driveways, party walls, encroachments from or on adjacent property, or other land use restrictions?	☐	☒	☐
E5. Does the property abut or adjoin any private road(s) or street(s)?	☐	☒	☐
E6. If there is a private road or street adjoining the property, are there any owners' association or maintenance agreements dealing with the maintenance of the road or street? ☐ NA	☐	☐	☒

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

SECTION F. ENVIRONMENTAL/FLOODING

	Yes	No	NR
F1. Is there hazardous or toxic substance, material, or product (such as asbestos, formaldehyde, radon gas, methane gas, lead-based paint) that exceed government safety standards located on or which otherwise affect the property?	☐	☒	☐

Buyer Initials _____ Owner Initials *JD*
 Buyer Initials _____ Owner Initials *EC*

	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):

see aircraft noise notification

SECTION G. MISCELLANEOUS

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

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

Buyer Initials _____ Owner Initials *HD*
 Buyer Initials _____ Owner Initials *EC*

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) <u>The Reserve HOA</u> whose regular assessments ("dues") are \$ <u>825</u> per <u>ye</u>. The name, address, telephone number, and website of the president of the owners' association or the association manager are: <u>RS Fincher - 315 S Salem St Apex NC 27502</u> 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: <u>919-362-1460</u> c. Are there any changes to dues, fees, or special assessments 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: <u>unknown</u>	☒	☐	☐
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):

\$825/yr

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: Harold DeBenny Date 10/06/2026

Owner Signature: Edith Coleman Date 10/05/2026

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> </u> Buyer Initials 1. Mineral rights were severed from the property by a previous owner.	☐	☐	☒
<u> </u> Buyer Initials 2. Seller has severed the mineral rights from the property.	☐	☒	
<u> </u> Buyer Initials 3. Seller intends to sever the mineral rights from the property prior to transfer of title to the Buyer.	☐	☒	
<u> </u> Buyer Initials 4. Oil and gas rights were severed from the property by a previous owner.	☐	☐	☒
<u> </u> Buyer Initials 5. Seller has severed the oil and gas rights from the property.	☐	☒	
<u> </u> Buyer Initials 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: 100 Caymus Ct, Cary, NC 27519

Owner's Name(s): Harold L Deberry, Edith Coleman

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: Harold DeBenny Date 10/06/2026, ____

Owner Signature: Edith Coleman Date 10/05/2026, ____

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 _____, ____



Century 21 Total Real Estate Solutions

C21TRES Material Facts Disclosure

Property Address: 100 Caymus Ct.

Type of Home: ☒ Stick Built ☐ Modular ☐ Manufactured

Regarding the property above, including the lot, any improvements and fixtures located therein, do you know of any planned, pending or proposed changes in the following areas?

ITEM	YES	NO	N/A
Annexation of this property by any governmental authority?		☒	
Change in public school zones or student assignment?			☒
Is property in close proximity to any of the following that could have an adverse impact:			
Nuclear Power Plant?		☒	
Airport flight path?	☒		
Landfill?		☒	
Sewer Plants?		☒	
Additions or deletions of any streets, roads, or highways?		☒	
Items filled including but not limited to ponds, lakes, gullies, etc.		☒	
Wells that are not currently the primary source of water?		☒	
Any contamination in your primary source of water?		☒	
Changes in the use of the property?		☒	
Located within the FedEx flight path?		☒	
Any people or animals buried on the property?		☒	
Any improvements completed without pulling permit?		☒	
Is Septic Permit adequate for the current number of bedrooms?			☒
Was home ever considered a Meth Lab?		☒	
Does the home have polybutylene pipes (installed between 1978 - 1995)		☒	
Does the home have aluminum wiring?		☒	
Has home ever been tested or remediated for radon gas?		☒	

Type of Septic: ___Gravity ___Innovative ___Pressure Manifold ___LPP ___Straight Pipe

Type of Street: ___Public ___Private

Any recent additions or improvements to home after purchase? If yes, explain below.



Material Facts Disclosure

Page 2

Is the property part of a Homeowner's Association? If Yes, please provide the following:

What are the HOA fees? \$825

How are the dues/fees paid: _____Monthly _____BiMonthly _____Quarterly ☒ Annually

Do you have a copy of the Restricted Covenants: _____Yes (please provide) _____No

Are you aware of any deficiency in the HOA budget _____Yes _____No ☒ Unknown

Are you aware of any other items, not otherwise disclosed, that could be considered a material fact or that you would want to know if you were considering the purchase of this property?

_____ Yes _____ No. If you answered yes, please provide specific items

I/We hereby certify that in addition to the disclosures made on the North Carolina Residential Property disclosure statement, this is a complete list of all material facts known to me/us that may affect the value of the above property and should be disclosed to any potential buyer.

Harold DeBenny 10/06/2026
Seller Date.

Edith Coleman 10/05/2026
Seller Date

The items listed above are known material facts pertinent to the subject property. It is understood that the Agent cannot advise on matters outside the scope of his/her Real Estate License. I/we have been advised to fully explore the impact of any existing restrictive covenants, planned or proposed construction of roads, highways, or additional infrastructure, planned or proposed zoning changes to adjacent land uses and/or environmental hazards.

Buyer should take any and all preventive measures to research any material facts that may affect his/her decision to purchase this property.

Buyer Date.

Buyer Date





Century 21 Total Real Estate Solutions

PROPERTY INFORMATION CERTIFICATION

Heating and Cooling Systems

The Heating and Cooling system(s) initialed below are in normal working order and are supplied to all finished rooms in the house unless otherwise stated in the remarks.

Heat pump w/ electric strip back-up _____

Electric Baseboard _____

Heat pump w/ _____ back-up _____

Electric Ceiling _____

Oil Forced Air _____

Electric Furnace _____

Natural Gas Forced Air ☒

Fired Hot Water _____

Propane Gas Force Air _____

Fired Steam _____

Window Units _____ How many? _____

Unknown _____

Central Air ☒

Remarks:

Water and Sewer

The water and sewer system(s) initialed below are the current systems and are used as the primary source of either water and sewer, and is in good working order unless otherwise stated in the remarks.

Public Water ☒

Public Sewer ☒

Community or Private Water _____

Well Water _____

Septic Tank _____

Community or Private Sewer _____

Hot Water is fueled by: Electricity _____ Natural Gas _____ Propane _____ Other _____

Washer connection includes hot & cold water and is connected to the primary sewer system _____

Dryer connection includes 220 volt service and is vented to the exterior _____

Remarks:

Gas

☒ Natural Gas is connected and metered to the house.

_____ Natural Gas is in the street in front of the house but is not connected to the house.

_____ Propane tank? If yes, above ground or underground? _____ Owned _____ Leased?

Wood Floors

Seller represents that finished wood flooring is located under the carpet in the following rooms. If no wood floor under carpet, write "none"

BY SIGNING BELOW, I/WE ACKNOWLEDGE THE ABOVE INFORMATION IS CORRECT AND
ALLOWS C21TRES TO USE THIS INFORMATION IN MARKETING THE PROPERTY.

Seller(s) Harold DeBenny

Edith Coleman

Date 10/05/2026



HOME WARRANTY & DISCLOSURES

BETWEEN BUYER/SELLER AND AGENT

My/our Agent, Kim D Martin, has informed us of the benefits of having a Home Warranty on 100 Caymus Ct. We understand the purchase of a Home Warranty is **NOT** mandatory. After being made aware of this and upon due consideration, the Seller(s)/Buyer(s)

DO only use this document with the most recent version of the code. DO NOT use any other version of the code.

want to initiate a Home Warranty in conjunction with the sale or purchase of subject property.

The Seller(s) acknowledge having examined this statement before signing below:

Harold DeBenny 10/06/2026

Seller Date

Edith Coleman 10/05/2026

Seller Date

Kim D Martin 10/05/2026

Agent Date

Our Agent provided copies of the following items:

- Q&A on Home Inspections
- Overview of Termite & Radon Inspections
- Overview of Land Survey
- Subdivision Covenants & Restrictions (if applicable)
- Overview of Septic Inspection (if applicable)
- Lead based paint brochure, if built prior to 1978 (if applicable)

Buyer _____ Date _____

Buyer _____ Date _____

Agent _____ Date _____

