



NORTH CAROLINA REAL ESTATE COMMISSION

***Residential Property And Owners'
Association Disclosure Statement***

Protecting the Public Interest in Real Estate Brokerage Transactions

Property Address/Description: 2304 Myron Dr Apt 202, Raleigh, NC, 27607

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? Date owner acquired the property: <u>10/07/2026</u> If not owner-occupied, how long has it been since the owner occupied the property? <u>since purchase</u>	☐	☒	☐	
A2. In what year was the dwelling constructed? <u>1971</u>			☐	
A3. Have there been any structural additions or other structural or mechanical changes to the dwelling(s)?	☐	☒	☐	
A4. The dwelling's exterior walls are made of what type of material? (Check all that apply) ☐ Brick Veneer ☒ Vinyl ☐ Stone ☐ Fiber Cement ☐ Synthetic Stucco ☐ Composition/Hardboard ☐ Concrete ☐ Aluminum ☐ Wood ☐ Asbestos ☐ Other _____			☐	
A5. In what year was the dwelling's roof covering installed? _____			☒	
A6. Is there a leakage or other problem with the dwelling's roof or related existing damage?	☐	☐	☒	
A7. Is there water seepage, leakage, dampness, or standing water in the dwelling's basement, crawl space, or slab?	☐	☒	☐	
A8. Is there an infestation present in the dwelling or damage from past infestations of wood destroying insects or organisms that has not been repaired?	☐	☐	☒	
A9. 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	☐	☐	☒	☐
Slab	☒	☐	☐	☐
Patio	☐	☐	☐	☒
Floors	☐	☐	☒	☐
NA Yes No NR				
Windows	☐	☐	☒	☐
Doors	☐	☐	☒	☐
Ceilings	☐	☐	☒	☐
Deck	☐	☐	☐	☒
NA Yes No NR				
Attached Garage	☒	☐	☐	☐
Fireplace/Chimney	☐	☐	☐	☒
Interior/Exterior Walls	☐	☐	☒	☐
Other: <u>if applicable, see below</u>	☒	☐	☐	☐

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

Any windows with possible blown seals to convey in current (as is) condition. Any fireplace conveys in current (as is) condition. Seller to make no repairs. Seller has not occupied the home so most age

conditions need to be verified. Please see additional property information for what we do know and available sources.

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

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

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Yes No NR

B4. What is the dwelling's cooling source? (Check all that apply; indicate the year of each system manufacture)

☒ Central Forced Air [1 # of units] Year(s): _____ ☐ 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
Septic system	☒	☐	☐	☐
Sewer system	☐	☐	☒	☐
Plumbing system (pipes, fixtures, water heater, etc.)	☐	☐	☒	☐
Water supply (water quality, quantity, or pressure)	☐	☐	☒	☐

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

See Add'l Property Info: C5-Plumbing.

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 Buyer Initials _____ Owner Initials _____

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SECTION D. FIXTURES/APPLIANCES

	Yes	No	NR
D1. Is the dwelling equipped with an elevator system?	☐	☐	☒
If yes, when was it last inspected? _____			
Date of last maintenance service: _____			

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

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

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?	☐	☒	☐

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

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

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

SECTION G. MISCELLANEOUS

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

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

See Add'l Property Info: G3-HOA.

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 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.

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?

Yes ☒ No ☐ NR ☐

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) ARBORS AT MYRON POINTE CONDOMINIUM ASSOCIATION whose regular assessments ("dues") are \$ 462.15 per monthly.

The name, address, telephone number, and website of the president of the owners' association or the association manager are: _____

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: ARBORS AT MYRON POINTE CONDOMINIUM ASSOCIATION, 2108 Clark Ave., Raleigh, NC 27605, 919-821-1350

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: See Add'l Property Info: H1c-Assessment.

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):

Any fireplace conveys in current (as-is) condition. Seller to make no repairs. No known issues. Any windows with possible blown seals to convey in current (as-is) condition

NR _____

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 10/12/2026

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 _____

Additional Property Information

PROPERTY ADDRESS

2304 Myron Dr Apt 202, Raleigh, NC, 27607

If an interior security system monitor screen is present, the security system, sensors, and electronic door keypad will convey with the home. If no such screen is present, the security system and electronic door keypad will not convey and will be removed before closing, with the keypad lock replaced by a standard lock.

Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property where applicable as noted.

[B3B4-HVAC] — B3/B4 equipment dates: Previous seller reported heating and cooling systems replaced in 2018.

[C3-WaterHeater] — C3 water heater date: Previous seller reported water heater replaced in 2018.

[A5-Roof] — A5 roof date: Previous seller reported roof replaced in 2020 and no issues since replacement; previous seller reported association maintains the roof.

[C5-Plumbing] — Section C / C5 plumbing: Per previous seller, HOA replaced all plumbing in the building.

[G3-HOA] — Section G / G3: The property is part of the ARBORS AT MYRON POINTE CONDOMINIUM ASSOCIATION. The HOA fee is \$462.15, paid monthly.

[H1c-Assessment] — H1c HOA changes/assessments: The previous owner paid the \$16,636.10 HOA special assessment at the October 7, 2026 closing when Opendoor purchased the property. The settlement statement lists this amount as a seller debit to Arbors at Myron Pointe Condominium Association. The \$462.15 October regular HOA dues were listed separately as a seller debit.

x *Brad Bonney*

Authorized Signer on behalf of Opendoor Property Trust I

Date: 10/12/2026

The seller has made this page available in an effort to make the contents of this disclosure easier to read, as the current format of the seller disclosure itself does not leave adequate space to explain answers provided. The seller never occupied the property. The information being provided is context gleaned from previous seller inputs, visual assessment, work orders, and publicly available information. Some information from the sources noted could be conflicting and the seller encourages the buyer to obtain their own inspection to verify the details noted here.

Statement of Unpaid Assessments
ARBORS AT MYRON POINTE CONDOMINIUM ASSOCIATION
York Properties, Inc.

Property Information:

2304 Myron Dr Unit: Apt 202

Raleigh, NC 27607-3351

Seller: [REDACTED]

Buyer: Opendoor Property Trust I, a Delaware Statutory Trust Estimated Closing Date: 10-07-2026

Requestor:

Cohivra, Inc.

Cohivra Inc

512-415-2537

General Information

This information is good through	10-07-2026
Is this account in collections?	No
What is the current regular assessment against the unit?	462.15
What is the frequency of the assessment charge?	Monthly
The regular assessment is paid through:	09-30-2026
The regular assessment is next due:	10-01-2026
What day of the month are regular assessments due?	1
How many days after the due date is the regular assessment considered delinquent?	10
The penalty for delinquent assessments is:	10

Specific Fees Due To ARBORS AT MYRON POINTE CONDOMINIUM ASSOCIATION

Closing agent is required to collect the following number of additional regular assessments at closing:

Are there any current special assessments or governing body approved special assessments, against units within the association? If yes, a comment is provided.	Yes
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Comments: Special Assessment

Owner's current balance due (you may total the owners balance due using the breakdown below):	\$17,098.25
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Comments: Special Assessment separate check.

October Assessment	\$462.15
Special Assessment pay off balance through 10/7/26	\$16,636.10

General Association Information

Are there any violations against this unit?	No
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Insurance Information

Insurance broker's or agent's company name:	Rimmer & Associates
Identify the insurance agent's name:	Guy Rimmer
Insurance agent's phone number:	919-848-8405
Insurance agent's fax number:	



Statement of Unpaid Assessments
ARBORS AT MYRON POINTE CONDOMINIUM ASSOCIATION
York Properties, Inc.

Property Information:

2304 Myron Dr Unit: Apt 202

Raleigh, NC 27607-3351

Seller: N [REDACTED]

Buyer: Opendoor Property Trust I, a Delaware Statutory Trust Estimated Closing Date: 10-07-2026

Requestor:

Cohivra, Inc.

Cohivra Inc

512-415-2537

Insurance agent's email address:

dawn.demarco@rimmer
insurance.com

Michele Anderson-Russell

Michele Anderson-Russell, Accountant

Date: 09-28-26 01:29 PM PST

York Properties, Inc.

Phone: 919-821-1350



Statement of Unpaid Assessments
ARBORS AT MYRON POINTE CONDOMINIUM ASSOCIATION
York Properties, Inc.

Property Information:

2304 Myron Dr Unit: Apt 202

Raleigh, NC 27607-3351

Seller: N [REDACTED]

Buyer: Opendoor Property Trust I, a Delaware Statutory Trust Estimated Closing Date: 10-07-2026

Requestor:

Cohivra, Inc.

Cohivra Inc

512-415-2537

Comments:

Seller needs to stop their ACH Bill Payments through their bank for October.

Special Assessment Notice - Each condo must pay \$25,000, either in full by December 31, 2024 or by making payments for 60 months. The minimum payment amount is \$477.53 due on the 1st and late on the 10th with a \$10 late fee. The assessment must be paid in full at the sale of each condo.

Please write a separate check for the Special Assessment amount due.

Please review this closing statement carefully as our fees have changed. Also, when sending closing check(s) please include a detail distribution indicating buyer and seller charges that comprise the amount we have received.



Statement of Unpaid Assessments
ARBORS AT MYRON POINTE CONDOMINIUM ASSOCIATION
York Properties, Inc.

Property Information:

2304 Myron Dr Unit: Apt 202

Raleigh, NC 27607-3351

Seller: N [REDACTED]

Buyer: Opendoor Property Trust I, a Delaware Statutory Trust Estimated Closing Date: 10-07-2026

Requestor:

Cohivra, Inc.

Cohivra Inc

512-415-2537

Fee Summary

Amounts Prepaid

Convenience Fee	\$9.95
Resale Demand Bundle (Demand and Association Documents)	\$225.00
Special Assessments	\$0.00
HomeWiseDocs.com Service/Delivery Fees	\$27.00
Total	\$261.95

Fees Due to York Properties, Inc.

Rush Fee	\$100.00
Total	\$100.00

Fees Due to ARBORS AT MYRON POINTE CONDOMINIUM ASSOCIATION

November Assessment	\$462.15
Owner Current Balance	\$17,098.25
Total	\$17,560.40

**Special Assessment separate check.*



Statement of Unpaid Assessments
ARBORS AT MYRON POINTE CONDOMINIUM ASSOCIATION
York Properties, Inc.

Property Information:

2304 Myron Dr Unit: Apt 202

Raleigh, NC 27607-3351

Seller: N [REDACTED]

Buyer: Opendoor Property Trust I, a Delaware Statutory Trust Estimated Closing Date: 10-07-2026

Requestor:

Cohivra, Inc.

Cohivra Inc

512-415-2537

PLEASE RETURN THIS FORM WITH YOUR CHECK AND CERTIFIED COPIES OF THE CLOSING DISCLOSURE FORM (FORMERLY THE HUD-1 FORM) AND THE GRANT OR WARRANTY DEED. PLEASE INDICATE CONFIRMATION NUMBER 7DJRYCWCL ON THE CHECK TO ENSURE PAYMENT IS CREDITED PROPERLY.

Fees Due to York Properties, Inc.

Rush Fee \$100.00

Total \$100.00

Fees Due to ARBORS AT MYRON POINTE CONDOMINIUM ASSOCIATION

November Assessment \$462.15

Owner Current Balance \$17,098.25

Total \$17,560.40

**Special Assessment separate check.*

Include this confirmation number 7DJRYCWCL on the check for \$100.00 payable to and send to the address below.

York Properties, Inc.

2108 Clark Ave.

Raleigh, NC 27605

Include this confirmation number 7DJRYCWCL on the check for \$17,560.40 payable to and send to the address below.

ARBORS AT MYRON POINTE CONDOMINIUM ASSOCIATION

2108 Clark Ave.

Raleigh, NC 27605



Statement of Unpaid Assessments
ARBORS AT MYRON POINTE CONDOMINIUM ASSOCIATION
York Properties, Inc.

Property Information:

2304 Myron Dr Unit: Apt 202

Raleigh, NC 27607-3351

Seller: N [REDACTED]

Buyer: Opendoor Property Trust I, a Delaware Statutory Trust

Requestor:

Cohivra, Inc.

Cohivra Inc

13492 Research Blvd, Suite 120

Austin, TX 78750

512-415-2537

hoadocs@cohivra.com

Closing Information

File/Escrow Number:

Estimated Close Date: 10-07-2026

HomeWiseDocs Confirmation #: 7DJRYCWCL

Sales Price: \$199,475.60

Closing Date:

Is buyer occupant? No

Status Information

Date of Order: 09-25-2026

Board Approval Date:

Order Completion Date: 09-25-2026

Date Paid: 09-25-2026

Order Retrieved Date:

Inspection Date:

Order Update Date: 09-28-26 01:29 PM PST

Community Manager Information

Company: York Properties, Inc.

Completed By: Michele Anderson-Russell

Updated By: Michele Anderson-Russell

Primary Contact: Michele Anderson-Russell

Address:

2108 Clark Ave.

Raleigh, NC 27605

Phone: 919-821-1350

Fax:

Email: micheleandersonrussell@yorkproperties.com



Special Assessments

ARBORS AT MYRON POINTE CONDOMINIUM ASSOCIATION

Order: 7DJRYCWCL
Address: 2304 Myron Dr Apt 202
Order Date: 09-25-2026
Document not for resale
HomeWiseDocs

The Arbors at Myron Pointe Association
c/o York Properties, Inc.
2108 Clark Avenue, Raleigh, NC 27605
Phone: 919-821-1350; Fax: 919-828-9240
www.yorkhoa.com

November 11, 2024

NOTICE OF SPECIAL ASSESSMENT

Dear Condominium Owner:

The \$25,000 per condominium special assessment to complete the re-pipe project was approved by its owners by a 23-1 vote. Owners can pay the special assessment in full by December 31, 2024, without any interest accruing on the account. If not paying the assessment in full, owners will need to pay the monthly minimum payment of \$477.53. The payment is due on December 1, 2024, and considered late on December 10, 2024. A \$10 late fee will be applied to any account that is paid after the 10th of each month. If making the monthly payment of \$477.53, payments will continue for 60 months.

A copy of the legal notice of the special assessment is being filed with Wake County Register of Deeds. It will be emailed to all owners once filed. It will also be available on the association's website at www.yorkhoa.com under Documents/Governing Documents. The notice states that the special assessment must be paid in full should a condominium sell during the special assessment period.

Please note that all units now have a special assessment account, which is separate from the regular assessment account. The account number is the same as the regular assessment account number, except that the special assessment account number has "SA" at the end of it. For example, if your regular assessment account number is 12345, your special assessment account number is 12345SA.

Because the special assessment is due at the closing of any sale, the entire balance of \$25,000 has been posted to each account. Interest fees will be charged each month. Owners can make extra principal payments on the account at any time. Make sure if you are making an extra principal payment, you note it on your check.

Statements will go out each month by mail and email each, which will show the entire balance due.

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Special Assessment payment cannot be automatically drafted by York Properties because the entire balance is posted to the account. However, there are three ways that you can make the payments:

- Set up automatic payments through your financial institution. If using this method of payment, please make sure that the payment is made out to The Arbors at Myron Pointe Condo Assoc. Special Assessment and that you add SA to your account number in the "For" or "Memo" section of the check. When setting the payment date, you will need to allow for mail and processing time to ensure your account is not paid late. Please mail payments to The Arbors at Myron Pointe Condo Assoc. Special Assessment, PO Box 97545, Raleigh, NC 27624-7545.
- Pay by check using the payment stub on the statements you will receive. If using this method of payment, please make sure that the payment is made out to The Arbors at Myron Pointe Condo Assoc. Special Assessment and that you add SA to your account number in the "For" or "Memo" section of the check. You will need to mail the payment far enough in advance to accommodate the USPS service. Please mail payments to The Arbors at Myron Pointe Condo Assoc. Special Assessment, PO Box 97545, Raleigh, NC 27624-7545.
- Pay online through your account at www.yorkhoa.com. You can set up recurring payments using an eCheck or credit card. Please note that there is an eCheck processing charge of \$1.99 per transaction for December's payment, which will increase to \$2.99 in January, and a credit card processing charge of 3.24% of the amount paid for each transition. These fees are from the processing service and are not fees York Properties collects.

All special assessment information will be posted to the website Documents/Special Assessment. Should you have any questions about the special assessment payments, please contact me via email at virginiadavis@yorkproperties.com.

Sincerely,

Virginia K. Davis, Senior Association Manager

York Properties, Inc.

919-863-0818

Order: 7DJRYCWCL
Address: 2304 Myron Dr Apt 202
Order Date: 09-25-2026
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STATE OF NORTH CAROLINA
COUNTY OF WAKE

NOTICE OF SPECIAL ASSESSMENT
BY
ARBORS AT MYRON POINTE CONDOMINIUM ASSOCIATION

THIS NOTICE OF SPECIAL ASSESSMENT ("Notice") is made this 6 day of Nov., 2024, by Arbors at Myron Pointe Condominium Association, a North Carolina non-profit corporation (herein referred to as the "Association").

WHEREAS, the Association is responsible for maintaining, repairing and replacing the pipes located within the Common Elements of the condominium buildings; and

WHEREAS, the pipes within the condominium building require replacement and as a result the Board of Directors of the Association proposed a special assessment to the members for the purpose of replacing the pipes and to pay down an existing loan with Pinnacle Bank; and

WHEREAS, the Board provided written ballots to all unit owners for the purpose of voting on the proposed special assessment; and

WHEREAS, pursuant to Article VII, Section 7.1.2 of the Declaration of Condominium and Restrictive Covenants recorded in Book 11263, at Page 1922 in the Wake County Register of Deeds on March 15, 2005 (the "Declaration"), at least sixty-seven percent (67%) of the members of the Association approved the special assessment described herein (the "Special Assessment").

NOW, THEREFORE, the Association hereby records this document to formally document the Special Assessment described herein.

Prepared by **WARD AND SMITH, P.A.**, University Corporate Center, 127 Racine Drive, Post Office Box 7068, Wilmington, NC 28406-7068

Please return to **WARD AND SMITH, P.A.**, University Corporate Center, 127 Racine Drive, Post Office Box 7068, Wilmington, NC 28406-7068
Attention: Adam M. Beaudoin

Order Date: 09-25-2026
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1. The Board provided notice of the Special Assessment to the unit owners via letter dated August 28, 2024.
2. On October 3, 2024, the unit owners of the Association approved the Special Assessment in compliance with Article VII, Section 7.1.2 of the Declaration.
3. The Special Assessment shall be levied in the amount of \$25,000 per unit, payable over a period of five (5) years. Monthly installment payments of \$477.53 will be due on the first of each month. The first installment date of the Special Assessment is December 1, 2024.
4. In the event any Unit is transferred during the period when any portion of the Special Assessment remains due and owing, the outstanding balance of the Special Assessment shall be collected at closing.

[The rest of this page intentionally is left blank. A signature page follows.]

IN TESTIMONY WHEREOF, the Association, pursuant to the authority above recited, has caused this Notice to be executed under seal and in such form as to be binding and effective the day and year upon recording this Notice in the office of the Register of Deeds of Wake County, North Carolina.

ARBORS AT MYRON POINTE CONDOMINIUM
ASSOCIATION (SEAL)

By: Michael Howard Price, President
Michael Howard Price, President

STATE OF North Carolina

COUNTY OF Wake

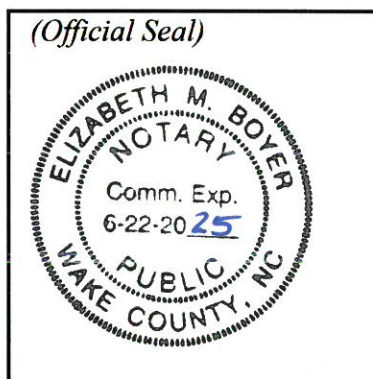
I certify that the following person personally appeared before me this day, acknowledging to me that he or she signed the foregoing document for the purpose(s) stated therein, in the capacity indicated therein: Michael Howard Price, President of Arbors at Myron Pointe Condominium Association.

Date: 11-6-2024

Elizabeth M Boyer
Signature of Notary Public

Elizabeth M Boyer
Notary's printed or typed name

My commission expires: 6-22-2025



Notary seal or stamp must appear within this box.

ND:4881-2110-4116, v. 1

Order: 7DJRYCWCL
Address: 2304 Myron Dr Apt 202
Order Date: 09-25-2026
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Simple Loan Calculator

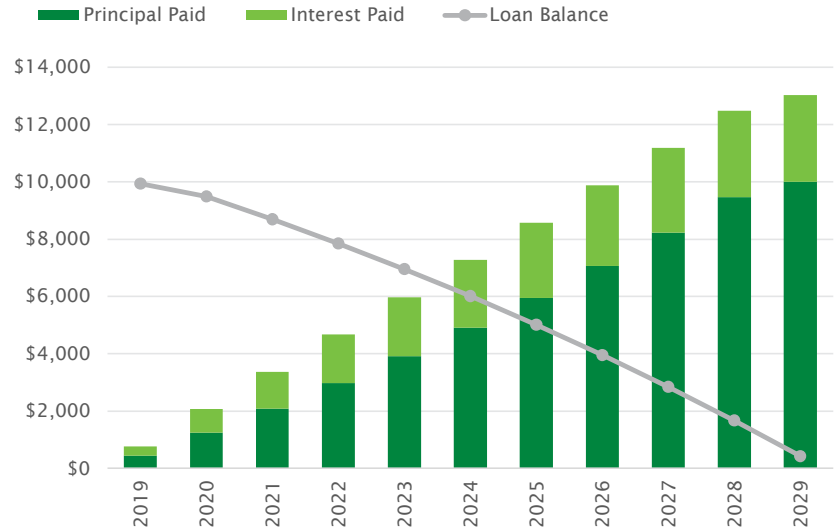


Loan Details

Loan amount	\$25,000.00
Annual interest rate	5.50%
Loan period in years	5
Start date of loan	11/1/2024

Loan Summary

Monthly payment	\$477.53
Number of payments	60
Total interest	\$3,651.74
Total cost of loan	\$28,651.74



Pmt No.	Payment Date	Beginning Balance	Payment	Principal	Interest	Ending Balance
1	12/1/2024	\$25,000.00	\$477.53	\$362.95	\$114.58	\$24,637.05
2	1/1/2025	\$24,637.05	\$477.53	\$364.61	\$112.92	\$24,272.45
3	2/1/2025	\$24,272.45	\$477.53	\$366.28	\$111.25	\$23,906.16
4	3/1/2025	\$23,906.16	\$477.53	\$367.96	\$109.57	\$23,538.21
5	4/1/2025	\$23,538.21	\$477.53	\$369.65	\$107.88	\$23,168.56
6	5/1/2025	\$23,168.56	\$477.53	\$371.34	\$106.19	\$22,797.22
7	6/1/2025	\$22,797.22	\$477.53	\$373.04	\$104.49	\$22,424.18
8	7/1/2025	\$22,424.18	\$477.53	\$374.75	\$102.78	\$22,049.43
9	8/1/2025	\$22,049.43	\$477.53	\$376.47	\$101.06	\$21,672.96
10	9/1/2025	\$21,672.96	\$477.53	\$378.19	\$99.33	\$21,294.76
11	10/1/2025	\$21,294.76	\$477.53	\$379.93	\$97.60	\$20,914.83
12	11/1/2025	\$20,914.83	\$477.53	\$381.67	\$95.86	\$20,533.17
13	12/1/2025	\$20,533.17	\$477.53	\$383.42	\$94.11	\$20,149.75
14	1/1/2026	\$20,149.75	\$477.53	\$385.18	\$92.35	\$19,764.57
15	2/1/2026	\$19,764.57	\$477.53	\$386.94	\$90.59	\$19,377.63
16	3/1/2026	\$19,377.63	\$477.53	\$388.71	\$88.81	\$18,988.91
17	4/1/2026	\$18,988.91	\$477.53	\$390.50	\$87.03	\$18,598.42
18	5/1/2026	\$18,598.42	\$477.53	\$392.29	\$85.24	\$18,206.13
19	6/1/2026	\$18,206.13	\$477.53	\$394.08	\$83.44	\$17,812.05
20	7/1/2026	\$17,812.05	\$477.53	\$395.89	\$81.64	\$17,416.16
21	8/1/2026	\$17,416.16	\$477.53	\$397.71	\$79.82	\$17,018.45
22	9/1/2026	\$17,018.45	\$477.53	\$399.53	\$78.00	\$16,618.92
23	10/1/2026	\$16,618.92	\$477.53	\$401.36	\$76.17	\$16,217.56
24	11/1/2026	\$16,217.56	\$477.53	\$403.20	\$74.33	\$15,814.37
25	12/1/2026	\$15,814.37	\$477.53	\$405.05	\$72.48	\$15,409.32

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Pmt No.	Payment Date	Beginning Balance	Payment	Principal	Interest	Ending Balance
26	1/1/2027	\$15,409.32	\$477.53	\$406.90	\$70.63	\$15,002.42
27	2/1/2027	\$15,002.42	\$477.53	\$408.77	\$68.76	\$14,593.65
28	3/1/2027	\$14,593.65	\$477.53	\$410.64	\$66.89	\$14,183.01
29	4/1/2027	\$14,183.01	\$477.53	\$412.52	\$65.01	\$13,770.48
30	5/1/2027	\$13,770.48	\$477.53	\$414.41	\$63.11	\$13,356.07
31	6/1/2027	\$13,356.07	\$477.53	\$416.31	\$61.22	\$12,939.76
32	7/1/2027	\$12,939.76	\$477.53	\$418.22	\$59.31	\$12,521.53
33	8/1/2027	\$12,521.53	\$477.53	\$420.14	\$57.39	\$12,101.40
34	9/1/2027	\$12,101.40	\$477.53	\$422.06	\$55.46	\$11,679.33
35	10/1/2027	\$11,679.33	\$477.53	\$424.00	\$53.53	\$11,255.33
36	11/1/2027	\$11,255.33	\$477.53	\$425.94	\$51.59	\$10,829.39
37	12/1/2027	\$10,829.39	\$477.53	\$427.89	\$49.63	\$10,401.50
38	1/1/2028	\$10,401.50	\$477.53	\$429.86	\$47.67	\$9,971.64
39	2/1/2028	\$9,971.64	\$477.53	\$431.83	\$45.70	\$9,539.81
40	3/1/2028	\$9,539.81	\$477.53	\$433.80	\$43.72	\$9,106.01
41	4/1/2028	\$9,106.01	\$477.53	\$435.79	\$41.74	\$8,670.22
42	5/1/2028	\$8,670.22	\$477.53	\$437.79	\$39.74	\$8,232.43
43	6/1/2028	\$8,232.43	\$477.53	\$439.80	\$37.73	\$7,792.63
44	7/1/2028	\$7,792.63	\$477.53	\$441.81	\$35.72	\$7,350.82
45	8/1/2028	\$7,350.82	\$477.53	\$443.84	\$33.69	\$6,906.98
46	9/1/2028	\$6,906.98	\$477.53	\$445.87	\$31.66	\$6,461.11
47	10/1/2028	\$6,461.11	\$477.53	\$447.92	\$29.61	\$6,013.19
48	11/1/2028	\$6,013.19	\$477.53	\$449.97	\$27.56	\$5,563.22
49	12/1/2028	\$5,563.22	\$477.53	\$452.03	\$25.50	\$5,111.19
50	1/1/2029	\$5,111.19	\$477.53	\$454.10	\$23.43	\$4,657.09
51	2/1/2029	\$4,657.09	\$477.53	\$456.18	\$21.34	\$4,200.90
52	3/1/2029	\$4,200.90	\$477.53	\$458.27	\$19.25	\$3,742.63
53	4/1/2029	\$3,742.63	\$477.53	\$460.38	\$17.15	\$3,282.25
54	5/1/2029	\$3,282.25	\$477.53	\$462.49	\$15.04	\$2,819.77
55	6/1/2029	\$2,819.77	\$477.53	\$464.61	\$12.92	\$2,355.16
56	7/1/2029	\$2,355.16	\$477.53	\$466.73	\$10.79	\$1,888.43
57	8/1/2029	\$1,888.43	\$477.53	\$468.87	\$8.66	\$1,419.55
58	9/1/2029	\$1,419.55	\$477.53	\$471.02	\$6.51	\$948.53
59	10/1/2029	\$948.53	\$477.53	\$473.18	\$4.35	\$475.35
60	11/1/2029	\$475.35	\$477.53	\$475.35	\$2.18	\$0.00



-External-Re: Order- 7DJRYCWCL - 2304 Myron Dr Unit: Apt 202

From Virginia Davis <VirginiaDavis@yorkproperties.com>

Date Fri 9/25/2026 6:50 PM

To Deepak Sharma <deepak.sharma@hankinpacklaw.com>

Cc Hankinpack <hankinpack@cohivra.com>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Deepak,

There are no master associations or any other associations associated with The Arbors. There is no pending or current litigation.

Virginia Davis, RPA, CMCA, AMS, PCAM
Senior Association Manager
York Properties, Inc.

On Sep 25, 2026, at 6:06 PM, Deepak Sharma <deepak.sharma@hankinpacklaw.com> wrote:

External Sender

Hello Virginia,

Thank you for providing the estoppel. We have received it and are currently reviewing the information.

To ensure we have complete information for the property, could you please confirm the following:

- Are there any additional associations (Master HOA and/or Sub HOA) associated with this property?
- Are there any pending or ongoing litigations involving the association or property?

Your confirmation on the above would be greatly appreciated and will help us complete our due diligence without any delays.

Regards,

<image.png>

Deepak Sharma
HOA Specialist

<image.png>

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