NORTH CAROLINA REAL ESTATE COMMISSION

Residential Property And Owners' Association Disclosure Statement

Protecting the Public Interest in Real Estate Brokerage Transactions

Property Address/Description: 402 Magnolia View Ln, Rolesville, NC, 27571

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 _____

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

	Yes	No	NR
A1. Is the property currently owner-occupied? Date owner acquired the property: 10/07/2026 If not owner-occupied, how long has it been since the owner occupied the property? 2026-10-07	☐	☒	☐
A2. In what year was the dwelling constructed? 2013			☐
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? Please see add'l property info			☒
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		NA	Yes	No	NR		NA	Yes	No	NR
Foundation	☐	☐	☒	☐	Windows	☐	☐	☒	☐	Attached Garage	☐	☐	☒	☐
Slab	☐	☐	☐	☒	Doors	☐	☐	☒	☐	Fireplace/Chimney	☐	☐	☐	☒
Patio	☐	☐	☒	☐	Ceilings	☐	☐	☒	☐	Interior/Exterior Walls	☐	☐	☒	☐
Floors	☐	☐	☒	☐	Deck	☐	☐	☒	☐	Other: _____	☐	☐	☒	☐

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

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.

Per work order (R&R Elite Property Solutions, LLC), HVAC system replaced. Per work order (R&R Elite Property Solutions, LLC), garage door opener replaced. Per work order (R&R Elite Property Solutions, LLC), deck railing replaced.

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 [1 # of units] Year(s): _____ ☐ Heat Pump [# of units] Year(s): _____ ☐ Baseboard [# of units] Year(s): _____ ☐ Other: LEAVE BLANK [# 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):
Per work order (R&R Elite Property Solutions, LLC), HVAC system replaced.

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		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):

_____

_____

_____

_____

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?	☐	☒	☐

	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):
See Add'l Property Info: [SG].

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?	X		
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) Granite Crest Community Association Inc whose regular assessments ("dues") are $ 132.00 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: Granite Crest Community Association Inc., 4112 Blue Ridge Road Suite 100, Raleigh, NC 27612, 919-233-7660			
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?		X	
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?		X	
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?			X
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 11/04/2026

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

402 Magnolia View Ln, Rolesville, NC, 27571

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.

[SG] — HOA Name: Granite Crest Community Association Inc., Main Fee: $132.00 paid monthly. Please see attached for HOA-related expenses provided to the Seller at the time the Seller purchased this property. Buyer is encouraged to contact the HOA for current information.

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.

[ROOF] — A5 roof covering year. Per prior owner, the roof was updated in 2014. Seller has not verified.

x Brad Bonney

Authorized Signer on behalf of Opendoor Property Trust I

Date: 11/04/2026

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.

Elite Management Professionals, Inc. Requests the following information:

1. Buyer contact information: phone number, email address, mailing address if different than the property address.
2. Seller forwarding address for any refund checks. **NOTE: Do not use the seller credit balance to pay for any buyer assessments. Any credits will be refunded after Elite completes the resale.**

This information is on page 8 of the HomeWise Demand Form. It must be returned with the closing checks. You can hand-write any missing information on this page.

For all Developer Demands Please Note:

1. Builder sales should include the home type, such as single family or town-home.
2. Builders and homeowners are assessed at different rates.
3. The closing period must be pro-rated accordingly.

Statement of Unpaid Assessments

Granite Crest Community Association Inc.

Elite Management Professionals, Inc.

Property Information:
402 Magnolia View Ln
Rolesville, NC 27571-9324
Seller: Tracy Hall
Buyer: Opendoor Property Trust I, a Delaware Statutory Trust

Requestor:
Cohivra, Inc.
Cohivra Inc
512-415-2537
Estimated Closing Date: 09-25-2026

General Information

This information is good through	09-22-2026
Is this account in collections?	Yes
Comments: At Attorney	
The regular assessment is paid through:	08/31/2022
The regular assessment is next due:	10/01/2026
What day of the month are regular assessments due?	1st
How many days after the due date is the regular assessment considered delinquent?	10
The penalty for delinquent assessments is:	$10.00

Specific Fees Due To Granite Crest Community Association Inc.

Assessment Data:	
HOA Assessment (Frequency: Monthly)	$37.00
Club Assessment (Frequency: Monthly)	$95.00
Are there any current special assessments or governing body approved special assessments, against units within the association? If yes, a comment is provided.	No
Owner's current balance due (you may total the owners balance due using the breakdown below):	$2,655.90

General Association Information

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

Insurance Information

Insurance broker's or agent's company name:	Dan Crocker Insurance
Identify the insurance agent's name:	Dan Crocker Insurance Agency
Insurance agent's phone number:	919-460-6145
Insurance agent's fax number:	
Insurance agent's email address:	

Please return check with barcode for faster processing



Statement of Unpaid Assessments

Granite Crest Community Association Inc.

Elite Management Professionals, Inc.

Property Information:
402 Magnolia View Ln
Rolesville, NC 27571-9324
Seller: Tracy Hall
Buyer: Opendoor Property Trust I, a Delaware Statutory Trust

Requestor:
Cohivra, Inc.
Cohivra Inc
512-415-2537
Estimated Closing Date: 09-25-2026

Diana Deschaine

Diana Deschaine, Active User **Date: 09-21-2026**

Elite Management Professionals, Inc.

Phone: 919-233-7660 Ext: 212

Statement of Unpaid Assessments

Granite Crest Community Association Inc.

Elite Management Professionals, Inc.

Property Information:
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Rolesville, NC 27571-9324
Seller: Tracy Hall
Buyer: Opendoor Property Trust I, a Delaware Statutory Trust

Requestor:
Cohivra, Inc.
Cohivra Inc
512-415-2537
Estimated Closing Date: 09-25-2026

Comments:

PLEASE READ This accounts collection status is currently AT ATTORNEY. The balance of $2655.90 is the seller's final payoff balance and has been confirmed by the collections attorney as of 9/21/26. Please collect the full amount at closing.

1. All recurring payments, including Elites auto draft, eChecks through the Elite website, and payments through the sellers personal bank, must be CANCELLED prior to closing.

2. Prorate the closing month between the buyer and seller. Collect an additional 3 months of assessments from the buyer.

3. Transfer all keys and fobs from the seller to the buyer at closing.

4. If the seller has a credit balance, DONT credit them at closing. Elite will issue refund checks to the seller after their resale has been processed.

5. Provide a forwarding mailing address for the seller for all refund checks.

6. Advise your clients that due to the volume of resales received daily by Elite, it may take up to 4 weeks to update our system.

Statement of Unpaid Assessments

Granite Crest Community Association Inc.

Elite Management Professionals, Inc.

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Rolesville, NC 27571-9324
Seller: Tracy Hall
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Requestor:
Cohivra, Inc.
Cohivra Inc
512-415-2537
Estimated Closing Date: 09-25-2026

Fee Summary

Amounts Prepaid		
	Total	**$0.00**
Fees Due to Elite Management Professionals, Inc.		
	Statement of Unpaid Assessments and Association Documents	$253.00
	Total	**$253.00**
Fees Due to Granite Crest Community Association Inc.		
	Prepaid Assessments	$396.00
	Owner Current Balance	$2,655.90
	Total	**$3,051.90**
Fees Due to HomeWiseDocs.com (Service/Delivery Fees)		
	HWD Service/Delivery Fee for Statement of Unpaid Assessments and Association Documents	$24.00
	Total	**$24.00**

Please return check with barcode for faster processing

Statement of Unpaid Assessments

Granite Crest Community Association Inc.

Elite Management Professionals, Inc.

Property Information:
402 Magnolia View Ln
Rolesville, NC 27571-9324
Seller: Tracy Hall
Buyer: Opendoor Property Trust I, a Delaware Statutory Trust

Requestor:
Cohivra, Inc.
Cohivra Inc
512-415-2537
Estimated Closing Date: 09-25-2026

PLEASE RETURN THIS FORM WITH YOUR CHECK AND CERTIFIED COPIES OF THE CLOSING DISCLOSURE FORM (FORMERLY THE HUD-1 FORM) AND THE GRANT OR WARRANTY DEED. PLEASE INDICATE CONFIRMATION NUMBER CNZ3LH2Y8 ON THE CHECK TO ENSURE PAYMENT IS CREDITED PROPERLY.

Fees Due to Elite Management Professionals, Inc.

Statement of Unpaid Assessments and Association Documents	$253.00
Total	**$253.00**

Fees Due to Granite Crest Community Association Inc.

Prepaid Assessments	$396.00
Owner Current Balance	$2,655.90
Total	**$3,051.90**

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

HWD Service/Delivery Fee for Statement of Unpaid Assessments and Association Documents	$24.00
Total	**$24.00**

Include this confirmation number CNZ3LH2Y8 on the check for $253.00 payable to and send to the address below.

Elite Management Professionals, Inc.

4112 Blue Ridge Road Suite 100

Raleigh, NC 27612

Include this confirmation number CNZ3LH2Y8 on the check for $3,051.90 payable to and send to the address below.

Granite Crest Community Association Inc.

4112 Blue Ridge Road Suite 100

Raleigh, NC 27612

Please return check with barcode for faster processing

Statement of Unpaid Assessments

Granite Crest Community Association Inc.

Elite Management Professionals, Inc.

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Seller: Tracy Hall
Buyer: Opendoor Property Trust I, a Delaware Statutory Trust

Requestor:
Cohivra, Inc.
Cohivra Inc
512-415-2537
Estimated Closing Date: 09-25-2026

Include this confirmation number CNZ3LH2Y8 on the check for $24.00 payable to HomeWiseDocs.com and send to the address below. **Must return the HomeWiseDocs.com Invoice below with payment.**

Bill2Pay

Attn: HomeWise Payment Processing

P.O. Box 31243

Tampa, FL 33631-3243

HomeWiseDocs.com Invoice

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

Return to:

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

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Order: **CNZ3LH2Y8**

Property Information:
402 Magnolia View Ln
Rolesville, NC 27571-9324

Fees due to HomeWiseDocs.com:$24.00

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

Please return check with barcode for faster processing

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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: 09-25-2026
HomeWiseDocs Confirmation #: CNZ3LH2Y8

Sales Price: $482,100.00
Closing Date:
Is buyer occupant? No

Status Information

Date of Order: 09-04-2026
Board Approval Date:
Order Completion Date: 09-21-2026

Order Retrieved Date:
Inspection Date:

Community Manager Information

Company: Elite Management Professionals, Inc.
Completed By: Raven Triplett
Primary Contact: Diana Deschaine
Address:
4112 Blue Ridge Road Suite 100
Raleigh, NC 27612
Phone: 919-233-7660 Ext: 212
Fax: 919-233-7661
Email: DianaDeschaine@ELITE-MGMT.COM

Outlook

FW: -External-RE: Action Required - 402 Magnolia View Lane Rolesville, NC 27571

From Diana Deschaine <dianadeschaine@elite-mgmt.com>
Date Tue 2026-09-22 08:55
To Arjun Singh <arjun.singh@hankinpacklaw.com>
Cc hankinpack@cohivra.com <hankinpack@cohivra.com>

1 attachment (52 KB)
Homeowner Transaction History (1).pdf;

Thank you,
Diana Deschaine
Accounting Associate
Elite Management Professionals, AAMC
4112 Blue Ridge Road Ste 100
Raleigh NC 27612
Phone - 919-233-7660 x 229
Fax - 919-233-7661
www.elite-mgmt.com

Download our Homeowner App!!

Elite Management Professionals Office Hours-Monday-Thursday-8:30 am-5:30 pm Friday 8:30 am-1:00 pm.
After Hours Emergency Line – 866-814-4072- Emergencies include fire, flood and/or property damage.
For efficiency, if you need to pick up an item, please contact your management team for availability prior to coming to the office. Appointments are recommended and are appreciated.
Please feel free to mail assessment payments to PO Box 97454 Raleigh NC 27624-7454.
If you wish to drop off something such as an assessment payment or ARC request, there is an exterior drop box available for your convenience. The drop box is located on the building facing side of the right column when approaching the front entrance doors. This box is checked multiple times each business day.

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Please consider the environment before printing this email.

From: Julie Krieg <juliekrieg@elite-mgmt.com>
Sent: Tuesday, September 22, 2026 8:30 AM
To: Diana Deschaine <dianadeschaine@elite-mgmt.com>
Subject: Re: -External-RE: Action Required - 402 Magnolia View Lane Rolesville, NC 27571

The balance on their ledger $2655.90.

Kind Regards,
Julie Krieg
Financials & Collections Lead
Elite Management Professionals
Accredited Association Management Company (AAMC)
4112 Blue Ridge Road Suite 100
Raleigh NC 27612
919-233-7660 x 203
919-233-7661 Fax

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Consumer Debt Collection Warning: To the extent any portion of this email relates to a consumer debt, please be advised that this email message is an attempt to collect a debt and any information provided may be used for that purpose.

www.elite-mgmt.com

From: Diana Deschaine <dianadeschaine@elite-mgmt.com>
Sent: Tuesday, September 22, 2026 8:25 AM
To: Julie Krieg <juliekrieg@elite-mgmt.com>
Subject: FW: -External-RE: Action Required - 402 Magnolia View Lane Rolesville, NC 27571

Can you tell me what to send him in reference to this Homeowners balance?
This is the same account we had on hold for the attorneys to provide the closing balance.

Thank you,
Diana Deschaine
Accounting Associate
Elite Management Professionals, AAMC
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Raleigh NC 27612
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From: Arjun Singh <arjun.singh@hankinpacklaw.com>
Sent: Monday, September 21, 2026 5:18 PM
To: Diana Deschaine <dianadeschaine@elite-mgmt.com>
Cc: Hankinpack <hankinpack@cohivra.com>
Subject: Re: -External-RE: Action Required - 402 Magnolia View Lane Rolesville, NC 27571

Hi Diana,

Thank you for your response.

Additionally, could you please provide us with the breakdown of amount $2,655.90 or share the ledger document with us.

We appreciate your kind help in this matter.

Regards,

Arjun S
HOA Specialist
Direct | (737) 394-1659
Office | (704) 912-1299
Click here for: Office Locations
Fax | (980) 217-0013
www.hankinpacklaw.com

From: Diana Deschaine <dianadeschaine@elite-mgmt.com>
Sent: Monday, September 21, 2026 5:09 PM
To: Arjun Singh <arjun.singh@hankinpacklaw.com>
Cc: Hankinpack <hankinpack@cohivra.com>
Subject: -External-RE: Action Required - 402 Magnolia View Lane Rolesville, NC 27571

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As stated on the Homewise statement –

Specific Fees Due To Granite Crest Community Association Inc.	
Assessment Data:	
HOA Assessment (Frequency: Monthly)	$37.00
Club Assessment (Frequency: Monthly)	$95.00
Are there any current special assessments or governing body approved special assessments, against units within the association? If yes, a comment is provided.	No
Owner's current balance due (you may total the owners balance due using the breakdown below):	$2,655.90
General Association Information	
Are there any violations against this unit?	No

Thank you,
Diana Deschaine
Accounting Associate
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Please consider the environment before printing this email.

From: Arjun Singh <arjun.singh@hankinpacklaw.com>
Sent: Monday, September 21, 2026 5:02 PM
To: Diana Deschaine <dianadeschaine@elite-mgmt.com>
Cc: Hankinpack <hankinpack@cohivra.com>
Subject: Action Required - 402 Magnolia View Lane Rolesville, NC 27571

This is the first time you received an email from this sender (arjun.singh@hankinpacklaw.com). Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Hi Team,

Our firm is handling the sale of the below mentioned property:

Address: 402 Magnolia View Lane Rolesville, NC 27571

Sellers: Tracy Mercer Hall

Buyer: Opendoor Property Trust I, a Delaware Statutory Trust

Closing Date: September 25th, 2026

We received a response from the property management company- Elite Management Professionals, Inc., advising that the above-referenced property is currently in collections.

Could you please provide the current payoff statement for the property, including any outstanding HOA assessments, collection fees, attorney fees, interest, and any other applicable charges required to bring the account current?

Please let us know if you require any additional information or documentation from our end to process this request.

Regards,

Arjun S
HOA Specialist
Direct | (737) 394-1659
Office | (704) 912-1299
Click here for: Office Locations
Fax | (980) 217-0013
www.hankinpacklaw.com