SHORT SALE ADDENDUM

NOTE: The Back-Up Contract Addendum (form 2A1-T) should NOT be used in conjunction with this form when more than one contract of sale is being signed by Seller, as this form manages multiple contracts when necessary

Property: **3620 Iron Sight Ct, Raleigh, NC 27616**

Seller: **RICHARD F BREWER, CAROLINE MENESES ASSIS BREWER**

Buyer: _____

This Addendum is attached to and made a part of the Offer to Purchase and Contract ("Contract") between Seller and Buyer for the Property.

1. **Short Sale Defined:** For purposes of this Contract, a "Short Sale" is a sale where:
   (a) the Purchase Price is or may be insufficient to enable Seller to pay the costs of sale, which include but are not limited to the Seller's closing costs and payment in full of all loans or debts secured by deeds of trust on the Property due and owing to one or more lender(s) and/or other lienholders ("Lienholders");
   (b) Seller does not or may not have sufficient liquid assets to pay the costs of sale; and,
   (c) the Lienholders agree to release or discharge their liens upon payment of an amount less than the amount secured by their liens with or without the Seller being released from any further liability.

2. **Short Sale Approval Risks: Buyer and Seller understand and agree that:**
   - No Lienholder is required or obligated to approve a Short Sale
   - Lienholders may require some terms of the Contract be amended in exchange for approval of a Short Sale, including acceleration of the Due Diligence Period and Settlement Date
   - Buyer and Seller are not obligated to agree to any of Lienholders' proposed terms
   - Seller may not be financially able to make any repairs to the Property that Buyer may request. The Seller's inability to make repairs shall not affect any rights that Buyer may have to terminate the Contract.
   - The costs of Due Diligence and any Due Diligence Fee usually are not refundable to Buyer in the event the Short Sale is not approved.
   - Lienholders' approval may take several weeks or months to obtain, and neither the Seller nor any real estate agent representing Seller or Buyer can guarantee the timeliness of Lienholders' review, approval or rejection.
   - NEITHER THE BUYER, THE SELLER, THE CLOSING ATTORNEY NOR THE BROKERS IN THIS TRANSACTION HAVE ANY CONTROL OVER LIENHOLDERS' APPROVAL, OR ANY ACT, OMISSION OR DECISION BY ANY LIENHOLDERS IN THE SHORT SALE PROCESS.

3. **Contingency:** This Contract is contingent upon Seller obtaining written approval for a Short Sale from all Lienholders whose approval is necessary to enable Seller to close and convey title in accordance with the Contract, which approval shall be effective through Closing upon terms which are acceptable to Seller ("Short Sale Approval").

4. **Notice of Seller's Acceptance of Lienholders' Approval and Parties' Right to Terminate:** Upon obtaining written Short Sale Approval from all necessary Lienholders, Seller agrees to promptly provide Buyer with written notice of Seller's acceptance of Lienholders' approval ("Notice of Approval of Short Sale"). Until Notice of Approval of Short Sale, either party may terminate the Contract by written notice to the other party and the Earnest Money Deposit shall be refunded to Buyer.

5. **Due Diligence/Settlement Date:**
   (a) Buyer and Seller agree that the Due Diligence Period of this Contract shall extend through 5:00 p.m. on the fifteenth (15th) day (or the _____ day, if this blank is completed) following Seller's delivery to Buyer of Notice of Approval of Short Sale, ***TIME BEING OF THE ESSENCE***.
   (b) Buyer acknowledges that it could be of substantial benefit to Buyer to conduct any and all Due Diligence soon after the Effective Date. Doing so enables Buyer to inform Seller of defects or other matters that may affect Lienholder approval, allows Buyer to determine that the Property is suitable and that Buyer can obtain financing, and allows the parties to avoid unnecessary delays.

REALTOR®

This form jointly approved by:
North Carolina Bar Association
NC REALTORS®

EQUAL HOUSING OPPORTUNITY

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Revised 7/2015
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Buyer initials _____ _____ Seller initials Initial RFB Initial CB

(c) Buyer and Seller agree that the Settlement Date of this Contract shall be on the thirtieth (30th) day (or the _____ day, if this blank is completed) following Seller's delivery to Buyer of Notice of Approval of Short Sale.

NOTE: Instead of inserting dates in the "Due Diligence Period" and "Settlement Date" blanks in the Contract, insert "See attached Short Sale Addendum".

6. **Other Offers/Additional Contracts:**
   (a) Rules of the NC Real Estate Commission require offers from other buyers received by the Seller's Agent to be presented to the Seller. The NC Real Estate Commission also requires the Seller's Agent to inform Lienholders of all offers and contracts of sale on the Property received after a request for a Short Sale has been submitted by such Agent to any Lienholder.
   (b) Seller hereby represents to Buyer that there ☐ is ☐ is not an existing contract of sale on the Property ("Existing Sales Contract")
   (c) Offers from other buyers may be accepted by the Seller and become sales contracts ("Additional Sales Contract") Seller or Lienholders may, prior to the Notice of Approval of Short Sale, elect to substitute any Existing or Additional Sales Contract for approval by Lienholders and withdraw this Contract or any Existing or Additional Sales Contract from consideration by Lienholders.
   (d) Unless this Contract has been terminated, Seller shall promptly notify Buyer in writing of the occurrence of any of the following events:
      (i) Seller's acceptance of any Additional Sales Contract; or
      (ii) Seller's or Lienholders' substitution of any Existing or Additional Sales Contract for this Contract for Lienholder approval; or
      (iii) Short Sale Approval of any Additional Sales Contract; or
      (iv) Seller's closing on any Existing or Additional Sales Contract.
   (e) If not sooner terminated by Buyer or Seller hereunder, this Contract shall become null and void upon the completion of closing of any Existing or Additional Sales Contract whether or not Seller notifies Buyer of any such closing, and any Earnest Money Deposit shall be refunded to Buyer.

7. **Foreclosure:** Seller represents that to the best of Seller's knowledge, a foreclosure proceeding ☐ has not ☐ has been filed with respect to the Property. Further, if during the Short Sale process a foreclosure proceeding is filed, the Seller shall disclose such foreclosure filing to the Buyer. Buyer and Seller understand that if Closing does not occur before the completion of a foreclosure of the Property, Seller will lose all rights and interest in the Property. In such event, the Contract shall be void, and the Earnest Money Deposit shall be refunded to Buyer.

8. **Bankruptcy**: Seller represents that Seller ☐ is ☒ is not under bankruptcy protection under United States law. If Seller files a bankruptcy proceeding, Seller shall promptly disclose such filing in writing to Buyer.

9. **Tax Consequences and Advice:** Seller is advised to seek advice from an attorney, a certified public accountant or other professional regarding the credit, legal and tax consequences of a Short Sale.

IN THE EVENT OF A CONFLICT BETWEEN THIS ADDENDUM AND THE CONTRACT, THIS ADDENDUM SHALL CONTROL, EXCEPT THAT IN THE CASE OF SUCH A CONFLICT AS TO THE DESCRIPTION OF THE PROPERTY OR THE IDENTITY OF THE BUYER OR SELLER, THE CONTRACT SHALL CONTROL.

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Revised 7/2015
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Buyer initials _____ _____ Seller initials Initial RFB Initial CB

loan # 3541860704

NC REALTORS® AND THE NORTH CAROLINA BAR ASSOCIATION MAKE NO REPRESENTATION AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION OF THIS FORM IN ANY SPECIFIC TRANSACTION. IF YOU DO NOT UNDERSTAND THIS FORM OR FEEL THAT IT DOES NOT PROVIDE FOR YOUR LEGAL NEEDS, YOU SHOULD CONSULT A NORTH CAROLINA REAL ESTATE ATTORNEY BEFORE YOU SIGN IT.

Date: _____

Buyer: _____

Date: _____

Buyer: _____

Entity Buyer:

_____
(Name of LLC/Corporation/Partnership/Trust/etc.)

By: _____

Name: _____

Title: _____

Date: _____

Date: 9/29/2026

Seller: Signed by: Richard F Brewer
RICHARD F BREWER

Date: 9/29/2026

Seller: Signed by: Caroline Brewer
CAROLINE MENESES ASSIS BREWER

Entity Seller:

_____
(Name of LLC/Corporation/Partnership/Trust/etc.)

By: _____

Name: _____

Title: _____

Date: _____

[THIS SPACE INTENTIONALLY LEFT BLANK]

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NOTE: The following is a suggested notice that may be copied for the purpose of complying with the notice provision contained in paragraph 4 of the Short Sale Addendum. DO NOT DETACH THE ORIGINAL OF THIS FORM FROM THE CONTRACT.

NOTICE OF APPROVAL OF SHORT SALE

NOTICE is hereby given to _____ (insert name of Buyer) from Seller under the Contract between them dated _____ that Seller has obtained written approval for a Short Sale upon terms which are acceptable to Seller from all Lienholders whose approval is necessary to enable Seller to close and convey title in accordance with the Contract.

Seller: Signed by: Richard F Brewer 9/29/2026
RICHARD F BREWER Date

Seller: Signed by: Caroline Brewer 9/29/2026
CAROLINE MENESES ASSIS BREWER Date

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loan # 3541860704

Short Sale Disclosure

Referral Realty US LLC	Peter Greijn
Brokerage	Listing Agent
3620 Iron Sight Ct. Raleigh NC 27616	
Property Address	
Richard F Brewer, Caroline Brewer	
Seller	Buyer

This disclosure will serve as an independent agreement and relates to the contract executed by the buyer and seller named above. It is expressly understood by all parties that the seller owes more than the amount of the contract and is unable to bring cash to closing, therefore the sale will require the approval of the lender. Please note that the property may remain on the market for the purpose of accepting backup offers until the lender approves a contract, and the property will be listed on MLS as undergoing a short sale.

Following are some potential issues that can affect a short sale:

1. After the lender receives the short sale packet, the lender may require at least 30-45 business days to approve the short sale. After approval, the sale must close within lender approved time frame, typically 30-45 calendar days.
2. The seller will receive no cash from this transaction . Any funds usually due to the seller will be paid to the lender.
3. The seller has no additional cash and will be unable to pay for any closing costs, such as the buyer's appraisal or home warranty. Should the buyer desire a home warranty they are free to purchase one at closing.
4. The seller may be unable to pay for maintaining the property. The property will remain in the current condition through closing; the seller will not be able to make any repairs to the property.
5. The seller's broker will split the commission __50%/50%_with the buyer's broker on any commission typically paid by the lender .. Please note that since the lender is taking less than what is owed to them in a short sale, the lender in some cases may negotiate a lower commission percentage then is customary.
6. The seller's forgiven or cancelled debt may be taxable income. The seller should discuss this matter with a tax professional. This has no bearing whatsoever on the buyer.
7. In some cases the lender may pursue a deficiency judgment against the seller for any funds not collected at closing. This has no bearing whatsoever on the buyer.
8. The seller has received and acknowledges FTC MARS Disclosures.
9. By signing this disclosure, you acknowledge that you have read and understand these situations. Any changes to the commission rate will be provided by the lender at the time of the lender's final approval of this short sale.

Signed by:
Richard F Brewer 9/29/2026

Seller's Signature	Date	Buyer's Signature	Date
Caroline Brewer 9/29/2026			
Seller's Signature	Date	Buyer's Signature	Date
Peter Greijn 9/28/2026			
Listing Broker's Signature	Date	Selling Broker's Signature	Date
Referral Realty US LLC 9/28/2026			
Listing Brokerage/Company	Date	Selling Brokerage/Company	Date
Peter Greijn 9/28/2026			
Listing Agent	Date	Selling Agent	Date

FORM P

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loan # 3541860704

Disclosure of "Arm's Length Transaction"

Pursuant to a residential purchase agreement ("Agreement"), the parties identified below as "Seller(s)" and the "Seller's Broker" respectively, are involved in a real estate transaction whereby the real property ("Property") referenced below will be sold by Seller(s) to Buyer(s). Property address: 3620 Iron Sight Ct Raleigh NC 27616
("Lender") holds a deed of trust or mortgage against the Property. In order to complete the sale of the Property, Seller(s) and Buyer(s) will ask the Lender to discount the total amount owed on the loan which is secured by the deed of trust or mortgage. The Seller agrees to and understands that its lender, in consideration for the representations made below, agrees to a short sale on the express condition that Seller(s), Buyers, and their respective agents (including, without limitation, real estate agents, escrow agents, brokerages and title agents) each truthfully represents, affirms, and states as follows:

1. The purchase and sale transaction reflected in the Agreement is an "Arm's Length Transaction," meaning that the transaction has been negotiated by unrelated parties, each of whom is acting in his or her own self-interest, and that the sale price is based on fair market value of the Property. With respect to those persons signing this affidavit as an agent for either Seller(s), Buyer(s), or both, those agents are acting in the best interests of their respective principal(s).
2. No Buyer or agent of Buyer(s) agents is a family member or business associate of the Seller(s) or the borrower(s) or the mortgagee(s).
3. No Buyer or agent of Buyer(s) shares a business interest with the Seller(s) or the borrower(s) or the mortgagee(s).
4. There will be no hidden terms or hidden agreements or special understandings between the Seller(s) and a Buyer(s) or among their respective agents which are not reflected in the Agreement or the escrow instructions associated with this transaction.
5. There will be no agreement, whether oral, written, or implied, between the Seller(s) and a Buyer and/or their respective agents which allows the Seller(s) to remain in the property as tenants or to regain ownership of the Property at any time after the consummation of this sale transaction.
6. The Seller(s) shall not receive any proceeds from the sale of the Property reflected in the Agreement, except as is reflected in the final estimated closing statement which shall be provided to Lender for approval prior to the close of escrow.
7. No agent of either the Seller(s) or the Buyer(s) shall receive any proceeds from this transaction except as is reflected in the final estimated closing statement which shall be provided to Lender for approval prior to the close of escrow.
8. Each signatory to this Affidavit expressly acknowledges that Lender is relying upon the representations made herein as consideration for discounting the payoff on the loan(s) which is/are secured by a deed of trust or mortgage encumbering the Property.
9. Each signatory to this Affidavit expressly acknowledges that any misrepresentation made by him or her may subject him or her to civil and / or criminal liability.

I declare under penalty of perjury that all statements made in this Affidavit are true and correct.

Additionally, I/We fully understand that it is a Federal crime punishable by fine or imprisonment, or both, to knowingly and willfully make any false statements concerning any of the above facts as applicable under the provisions of Title 18, United States Code, Section 1001, et seq.

Signed by: Richard F Brewer 7A19AAD42B5D4FE...		Signed by: Caroline Brewer 08EB58F18C9B407... 9/29/2026	
Seller Signature	Date	Buyer Signature	Date
Richard F Brewer		Carolina Brewer	
Print Name		Print Name	
Signed by: Peter Greijn AF6E88C1DB234AA...	9/28/2026		
Seller's Broker Signature	Date	Buyer's Broker Signature	Date
Peter Greijn - Referral Realty US LLC			
Print Name and Brokerage		Print Name and Brokerage	

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loan # 3541860704

ANTI-FRAUD AGREEMENT

ALL PARTIES TO THIS SHORT SALE MUST EXECUTE THIS AGREEMENT

The signatories hereunder ("Borrower and Related Parties") acknowledge that the lender, servicer and/or owner of the loan(s) (collectively, the "Mortgagee") have relied on their representations relating to the subject transaction. Borrower and Related Parties attest that all material and relevant facts relating to the subject transaction have been disclosed to the Mortgagee and that the entire financial transaction shall be reflected on a Mortgagee approved Settlement Statement. Borrower and Related Parties have read attached FBI warning and understand that Mortgage Fraud is a crime. Borrower and Related Parties confirm they are not engaged in any act that would constitute Mortgage Fraud or are otherwise attempting to defraud the Mortgagee.

The Mortgagee investigates and reports occurrences of suspected mortgage fraud to the FBI or local police authorities and pursues individuals conspiring or colluding to defraud Mortgage Lenders for civil damages.

3541860704 Sellers Loan Number	
Buyer/Co-Buyer Name (Please Print)	Buyer Agent Name (Please Print)
Buyer Signature	Buyer Agent Signature
Co-Buyer Signature	License Number
Buyer Address	Date
Date	Agency
Richard F Brewer Caroline Brewer Seller Name (Please Print)	Peter Greijn Seller Agent Name (Please Print)
Richard F Brewer Seller Signature	Peter Greijn Seller Agent Signature
Caroline Brewer Co-Seller Signature	160822 License Number
3620 Iron Sight Ct Raleigh NC 27616 Seller Address	9/28/2026 Date
9/29/2026 Date	Referral Realty US LLC Agency

In addition to the attestation by the selling and buying parties above, please provide the following information for all indirect participants in the short sales transaction. All data must be provided prior to short sale approval, failure to provide information will result in short sale request being suspended.

Participant:	Name:	Address:
Listing Broker		
Buyer's lending institution		
Title Company		
Settlement Agency		
Closing Attorney		
Short Sale Assistance Firm		

loan # 3541860704

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
_____ Buyer Initials	1. Mineral rights were severed from the property by a previous owner.	☐	☐	☒
_____ Buyer Initials	2. Seller has severed the mineral rights from the property.	☐	☒	
_____ Buyer Initials	3. Seller intends to sever the mineral rights from the property prior to transfer of title to the Buyer.	☐	☒	
_____ Buyer Initials	4. Oil and gas rights were severed from the property by a previous owner.	☐	☐	☒
_____ Buyer Initials	5. Seller has severed the oil and gas rights from the property.	☐	☒	
_____ 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: **3620 Iron Sight Ct, Raleigh, NC 27616**

Owner's Name(s): **RICHARD F BREWER, CAROLINE MENESES ASSIS BREWER**

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: Signed by: Richard F Brewer **RICHARD F BREWER** Date 9/29/2026

Owner Signature: Signed by: Caroline Brewer **CAROLINE MENESES ASSIS BREWER** Date 9/29/2026

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 _____

NORTH CAROLINA REAL ESTATE COMMISSION

Residential Property And Owners' Association Disclosure Statement

Protecting the Public Interest in Real Estate Brokerage Transactions

Property Address/Description: 3620 Iron Sight Court, Raleigh, NC 27616
Owner's Name(s): Richard Freeman Brewer and Caroline Meneses Assis Brewer

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.

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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:_____ 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? 2024			○
A6. Is there a leakage or other problem with the dwelling's roof or related existing damage?	○	✓	○
A7. Is there water seepage, leakage, dampness, or standing water in the dwelling's basement, crawl space, or slab?	○	✓	○
A8. Is there an infestation present in the dwelling or damage from past infestations of wood destroying insects or organisms that has not been repaired?	○	✓	○

A9. Is there a problem, malfunction, or defect with the dwelling's:

	NA	Yes	No	NR		NA	Yes	No	NR		NA	Yes	No	NR
Foundation	○	○	✓	○	Windows	○	○	✓	○	Attached Garage	✓	○	○	○
Slab	○	○	✓	○	Doors	○	○	✓	○	Fireplace/Chimney	○	○	✓	○
Patio	○	○	✓	○	Ceilings	○	○	✓	○	Interior/Exterior Walls	○	○	✓	○
Floors	○	○	✓	○	Deck	○	○	✓	○	Other:_____	○	○	○	○

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

_____

_____

_____

_____

SECTION B.
HVAC/ELECTRICAL

	Yes	No	NR
B1. Is there a problem, malfunction, or defect with the dwelling's electrical system (outlets, wiring, panels, switches, fixtures, generator, etc.)?	○	✓	○
B2. Is there a problem, malfunction, or defect with the dwelling's heating and/or air conditioning?	○	✓	○
B3. What is the dwelling's heat source? (Check all that apply; indicate the year of each system manufacture)			○

○ Furnace [_____# of units] Year:_____ ✓ Heat Pump [___# of units] Year:2008

○ Baseboard [____# of bedrooms with units] Year:____ ○ Other:_____ Year:____

	Yes	No	NR
B4. What is the dwelling's cooling source? (Check all that apply; indicate the year of each system manufacture)			○

☑ Central Forced Air:_____ Year: 2008 ○ Wall/Windows Unit(s):_____ Year:_____

○ Other:_____ Year:_____

B5. What is the dwelling's fuel source? (Check all that apply)			○

☑ Electricity ○ Natural Gas ○ Solar ○ Propane ○ Oil ○ Other:_____

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

SECTION C.
PLUMBING/WATER SUPPLY/SEWER/SEPTIC

	Yes	No	NR
C1. What is the dwelling's water supply source? (Check all that apply)			○

☑ City/County ○ Shared well ○ Community System ○ Private well ○ Other:_____

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

○ Quality ○ Pressure ○ Quantity

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

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

○ Copper ○ Galvanized ☑ Plastic ○ Polybutylene ○ Other:_____

C3. What is the dwelling's water heater fuel source? (Check all that apply; indicate the year of each system manufacture)			○

○ Gas:_____ ☑ Electric:_____ ○ Solar:_____ ○ Other:_____

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

○ Septic tank with pump ○ Community system ○ Septic tank ○ Drip system

☑ Connected to City/County System ○ City/County system available ○ Other:_____

○ Straight pipe (wastewater does not go into a septic or other sewer system) *Note: Use of this type of system violates State Law.

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

Date the septic system was last pumped:_____

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):

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) William Douglas Management whose regular assessments ("dues") are $ 49 per month. The name, address, telephone number, and website of the president of the owners' association or the association manager are: 1033 Wade Ave Suite 208 Raleigh 27605 b. (specify name)_____ whose regular assessments ("dues") are $ 49 per month. The name, address, telephone number, and website of the president of the owners' association or the association manager are: https://wmdouglas.com/contact-us/ c. Are there any changes to dues, fees, or special assessment which have been duly approved and to which the lot is subject? If "yes," state the nature and amount of the dues, fees, or special assessments to which the property is subject:_____	✔	○	○
H2. Is there any fee charged by the association or by the association's management company in connection with the conveyance or transfer of the lot or property to a new owner? If "yes," state the amount of the fees: $200	✔	○	○
H3. Is there any unsatisfied judgment against, pending lawsuit, or existing or alleged violation of the association's governing documents involving the property? If "yes," state the nature of each pending lawsuit, unsatisfied judgment, or existing or alleged violation:_____	○	✔	○
H4. Is there any unsatisfied judgment or pending lawsuits against the association? If "yes," state the nature of each unsatisfied judgment or pending lawsuit:	○	✔	○

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

_____

_____

_____

_____

Owner(s) acknowledge(s) having reviewed this Disclosure Statement before signing and that all information is true and correct to the best of their knowledge as of the date signed.

Owner Signature: [signature] Date 5/18/26

Owner Signature: Caroline Brewer Date 5/18/26

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 _____

OWNERS' ASSOCIATION DISCLOSURE ADDENDUM

Property: **3620 Iron Sight Ct, Raleigh, NC 27616**

Buyer: _____

Seller: **RICHARD F BREWER, CAROLINE MENESES ASSIS BREWER**

This Addendum is attached to and made a part of the Offer to Purchase and Contract ("Contract") between Buyer and Seller for the Property.

For the purposes of this Addendum, "Development" means any planned community or condominium project, as defined by North Carolina law, which is subject to regulation and assessment by an owners' association.

Any representations made by Seller in this Addendum are true to the best of Seller's knowledge, and copies of any documents provided by Seller are true copies relating to the Development, to the best of Seller's knowledge. Seller does not warrant the accuracy, completeness, or present applicability of any representation or documents provided by Seller, and Buyer is advised to have all information confirmed and any documents substantiated during the Due Diligence Period.

1. Seller represents to Buyer that the Property is subject to the following owners' association(s) [insert N/A into any blank that does not apply]:

[X] Name of Association 1: **High Meadows HOA- c/o William Douglas Mgmt** whose regular assessments ("dues") are **$49.00** per **month**. The name, address and telephone number of the president of the owners' association or the association manager is: **William Douglas mgmt 919-459-1860**. Owners' association website address, if any: **wmdouglas.com/contact-us**

[ ] Name of Association 2: _____ whose regular assessments ("dues") are $_____ per _____. The name, address and telephone number of the president of the owners' association or the association manager are: _____. Owners' association website address, if any: _____

2. Seller represents to Buyer that the following services and amenities are paid for by the above owners' association(s) from the regular assessments ("dues"): (Check all that apply)

- [ ] Master Insurance Policy
- [ ] Real Property Taxes on the Common Areas
- [ ] Casualty/Liability Insurance on Common Areas
- [X] Management Fees
- [ ] Exterior Building Maintenance
- [ ] Exterior Yard/Landscaping Maintenance
- [ ] Trash Removal
- [ ] Pest Treatment/Extermination
- [ ] Legal/Accounting
- [ ] Recreational Amenities (specify): _____
- [ ] Street Lights
- [ ] Water
- [ ] Sewer
- [ ] Private Road Maintenance
- [ ] Parking Area Maintenance
- [X] Common Areas Maintenance
- [ ] Cable
- [ ] Internet service
- [ ] Storm Water Management/Drainage/Ponds
- [ ] Gate and/or Security
- [ ] Other (specify) _____
- [ ] Other (specify) _____

3. As of this date, there are no other dues, fees or Special Assessments payable by the Development's property owners, except: **$200 conveyance fee paid to Mgmt company**

REALTOR®

This form jointly approved by:
North Carolina Bar Association
NC REALTORS®

Buyer initials _____ _____ Seller initials Initial RFB Initial CB

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4. As of this date, there are no unsatisfied judgments against or pending lawsuits involving the Property, the Development and/or the owners' association, except: _____.

5. The fees charged by the owners' association or management company in connection with the transfer of Property to a new owner (including but not limited to document preparation, move in/move out fees, preparation of insurance documents, statement of unpaid assessments, and transfer fees) are as follows: **$200 conveyance fee**

6. Seller authorizes and directs any owners' association, any management company of the owners' association, any insurance company and any attorney who has previously represented the Seller to release to Buyer, Buyer's agents, representative, closing attorney or lender true and accurate copies of the following items affecting the Property, including any amendments:

- Seller's statement of account
- master insurance policy showing the coverage provided and the deductible amount
- Declaration and Restrictive Covenants
- Rules and Regulations
- Articles of Incorporation
- Bylaws of the owners' association
- current financial statement and budget of the owners' association
- parking restrictions and information
- architectural guidelines

The parties have read, understand and accept the terms of this Addendum as a part of the Contract.

IN THE EVENT OF A CONFLICT BETWEEN THIS ADDENDUM AND THE CONTRACT, THIS ADDENDUM SHALL CONTROL, EXCEPT THAT IN THE CASE OF SUCH A CONFLICT AS TO THE DESCRIPTION OF THE PROPERTY OR THE IDENTITY OF THE BUYER OR SELLER, THE CONTRACT SHALL CONTROL.

NC REALTORS® AND THE NORTH CAROLINA BAR ASSOCIATION MAKE NO REPRESENTATION AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION OF THIS FORM IN ANY SPECIFIC TRANSACTION. IF YOU DO NOT UNDERSTAND THIS FORM OR FEEL THAT IT DOES NOT PROVIDE FOR YOUR LEGAL NEEDS, YOU SHOULD CONSULT A NORTH CAROLINA REAL ESTATE ATTORNEY BEFORE YOU SIGN IT.

Buyer: (Name) _____ (Signature) _____ (Date) _____

Buyer: (Name) _____ (Signature) _____ (Date) _____

Entity Buyer: (Name of LLC, Corp., Trust, etc.) _____

By: (Name & Title) _____ (Signature) _____ (Date) _____

Seller: (Name) **RICHARD F BREWER** (Signature) Signed by: Richard F Brewer 7A10AAD42B5D4FE... (Date) 9/29/2026

Seller: (Name) **CAROLINE MENESES ASSIS BREWER** (Signature) Caroline Brewer 08EB58F18C9B407... (Date) 9/29/2026

Entity Seller: (Name of LLC, Corp., Trust, etc.) _____

By: (Name & Title) _____ (Signature) _____ (Date) _____

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