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Homeowner's Real Estate Disclosure

The information provided on this disclosure will be relied upon by Cartus Corporation and its affiliates in the appraisal and/or purchase process, so your answers must be complete and accurate. Although this is not a warranty, it will be presented to potential buyers as your representation of the condition of your home. If the form does not allow for a complete description please contact your Cartus Consultant to send in any applicable supporting documentation.

Any change to the preprinted language in this document must be made in a prominent manner and initialed by all parties in order to be binding on the parties.

File #	**3678991**
Owner's Name(s):	**Brian Arena** **Lauren Arena**
Property Address:	**1921 Trent River Ave** **Wake Forest, North Carolina 27587** **United States Of America**

Terms of Disclosure:

The Seller discloses the following information with the knowledge that, even though this is not a warranty, prospective Buyers may rely on this information in deciding whether and on what terms to purchase the property. The Seller authorizes this information to be provided in connection with any actual or anticipated sale of the property. The following are representations made by the Seller and are not the representations of any agent(s). This information is a disclosure, and is not intended to be part of any contract between the Buyer and Seller. I/We further understand that an offer to purchase will not be made until this disclosure is completed. We acknowledge and agree that subsequent purchasers of the Property may have a right to bring an action against us for any misrepresentation contained in this or any other disclosure provided by me/us.

A. Subject Property Year Built & Dwelling Type

1. What is the approximate year the property was built? 2019

2. Please indicate the type of dwelling for the subject property:

☒ Single Family Detached ☐ Townhome ☐ Condo ☐ Co-Op ☐ Other

If other, please explain

B. Please indicate the water and sewer systems with the subject property:

Water

☒ Public ☐ Private Well ☐ Other

Sewer/Septic

☒ Public ☐ Septic Tank ☐ Other

C. The items checked below will remain with the subject property:

☒ Range	☒ Washer	☐ Wall/ Window Air Conditioner	☐ Spa
☒ Oven	☒ Washer/Dryer Hookups	☐ Humidifier	☐ Central Vacuum

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☒ Microwave	☒ Dryer	☐ Evaporator Cooler(s)	☐ T.V. Antenna
☒ Refrigerator	☐ Security Gates	☐ Satellite Dish	☐ Hot Tub
☒ Dishwasher	☒ Smoke Detectors	☐ Intercom	☒ Rain Gutters
☐ Trash Compactor	☐ Fire Alarm	☐ Sprinklers	☐ Sump Pump
☒ Garbage Disposal	☒ Central Heating	☐ Sauna	☒ Patio/Deck
☒ Window Screen	☒ Central Air Conditioning	☐ Pool	☐ Built-in Barbecue
			☐ Gazebo

Are there, to the best of your (Seller's) knowledge, operating problems with any of the items within Section C?
☐ Yes ☒ No

If yes, describe:

D. Property Amenities:

Water Softener	☐ Owned	☐ Rented		☒ N/A
Garage	☒ Attached	☐ Not Attached	☐ Carport	☐ N/A
	☒ Garage Door Opener	# of Remote Controls **1**		
Pool/Spa Heater	☐ Gas	☐ Solar	☐ Electric	☒ N/A
Water Heater	☒ Gas/Oil	☐ Solar	☐ Electric	
	☐ Owned	☐ Rented		
Gas Supply	☒ Utility	☐ Bottled	☐ N/A	
Security System	☒ Owned	☐ Rented	☒ Monitoring Contract/Fee	☐ N/A
Solar Panels	☐ Owned	☐ Rented		☒ N/A

If Owned, is this financed through Special Assessment program?
☐ Yes ☐ No

If yes, describe:

Are there any additional buildings on the property?
☐ Yes ☒ No

If yes, describe:

Are there, to the best of your (Seller's) knowledge, operating problems with any of the items within Section D?
☐ Yes ☒ No

If yes, describe:

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E. Roof (Current Roof):

Type: Shingles Approximate Age: 6

Repaired? (choose one) If Yes, please explain:
☐ Yes ☒ No

Are there, to the best of your (Seller's) knowledge, any repairs needed to the current roof?
☐ Yes ☒ No

If yes, please explain:

F. If you (Seller) are aware of any defects/malfunctions in any of the following, check space(s) below.

☐ Interior Walls	☐ Ceilings	☐ Windows	☐ Sidewalks	☐ Driveways
☐ Slabs	☐ Foundation	☐ Insulation	☐ Exterior Walls	
☐ Doors	☐ Floor	☐ Walls/Fences	☐ Electrical Systems	
☐ Exterior Siding	☐ Heating System	☐ Other Structural Components	☐ Plumbing/Sewer/Septic	

Please explain any defects selected above here:

G. Are you (Seller) aware of any of the following:

1. Is your home accessed, in whole or part, through a private road? ☐ Yes ☒ No

   If yes, please explain:

2. Features shared with adjoining landowners (i.e., walls, fences, driveways) whose use or responsibility for maintenance may have an effect on the property. ☒ Yes ☐ No

   If yes, please explain: **shared fence lines**

3. Encroachments, easements, or similar matters that may affect your interest in the property. ☒ Yes ☐ No

   If yes, please explain: **public easement in back yard**

4. Room additions, structural modifications, or other alterations or repairs made by you or a prior owner without necessary permits or in noncompliance with building codes. ☐ Yes ☒ No

   If yes, please explain:

5. That the property is located on or near an active or former landfill (compacted or otherwise) or an environmentally hazardous site. ☐ Yes ☒ No

   If yes, please explain:

6. Any settling from any cause, or slippage, sliding, or other soil problems. ☐ Yes ☒ No

   If yes, please explain:

7. Any current or previous water damage, flooding, drainage, or grading problems. ☐ Yes ☒ No

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If yes, please explain:

8. Damage to property or structures from fire, earthquake, flood, landslide, hurricane or other natural disaster. ☐ Yes ☒ No

If yes, please explain:

9. Zoning violations, non conforming uses, violations of "setback" requirements. ☐ Yes ☒ No

If yes, please explain:

10. Neighborhood noise problems or other nuisances. ☐ Yes ☒ No

If yes, please explain:

11. Deed restrictions or obligations. ☐ Yes ☒ No

If yes, please explain:

12. Is the type of siding on your home one of the following (if yes, select all that apply): ☒ Yes ☐ No

☒ Composition Board ☐ Hard Coat/Traditional Stucco ☐ Synthetic Stucco? ☐ Stone Veneer ☐ Unknown

13. Any "common area" (i.e., pools, tennis courts, walkways, or other co-owned areas). ☒ Yes ☐ No

If yes, please explain: **there is a community pool and clubhouse, but not located near my property**

14. Any notices of abatement or citations against the property. ☐ Yes ☒ No

If yes, please explain:

15. Any lawsuits against you affecting or threatening to affect the property. ☐ Yes ☒ No

If yes, please explain:

16. That the home has ever been tested for radon gas. ☒ Yes ☐ No

17. If radon remediation was required, was the work done? If yes, when? (date) ☐ Yes ☐ No ☒ NA

18. That the home contains ☐ Asbestos or ☐ Lead-based paint. ☐ Yes ☒ No

If yes, please explain:

19. Any evidence of or treatment/repairs for termite, structural, pest, or rodent infestation. ☐ Yes ☒ No

If yes, please explain:

20. That there is now, or has ever been, any underground storage tank(s) on the property. ☐ Yes ☒ No

If yes, please explain:

21. Have you experienced, or do you have knowledge of, any problems with the tank(s) such as leakage. ☐ Yes ☐ No ☒ NA

If yes, please explain:

22. Do you know what materials are, or were, stored in the tank(s)? ☐ Yes ☐ No ☒ NA

23. Are any title holders not U.S. citizens? ☐ Yes ☒ No

If yes, please explain:

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24. Any special assessments? If yes, Type? ☐ Yes ☒ No

25. Insurance claims filed with respect to the home during the past two years? If yes, provide details below, including detail of claims, repairs made, and confirmation that you have repaired all items for which you have collected insurance proceeds. (Please add any additional comments on page 5.) ☐ Yes ☒ No

If yes, details:

Additional Comment:

Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by the seller.

Seller Status: ☒ is occupying the property ☐ is not occupying the property Moved out on (date).

Home Status ☒ is currently occupied by me and/or members of my family ☐ is currently vacant ☐ is currently occupied by a tenant. Tenant will vacate by (date).

Signed by: Brian Arena AAE793CDDE10464...
Signed By: Brian Arena Date 02-Oct-2026

Signed by: 9BC339B436D14D1...
Signed By: Lauren Arena Date 28-Oct-2026

Signed By: Date

Signed By: Date

Signed By: Date

Signed By: Date

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