File #: **3678991**,
**1921 Trent River Ave**, **Wake Forest, NC 27587**

**Document Execution Tutorial:**
**https://youtu.be/LLMYQzx0pY0**

# *Seller's Real Estate Disclosure (SRED)*

**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.**

**EFFECTIVE DATE: Wednesday, November 11, 2026**

| | BUYER(S) INITIALS | NAME OF REPORT | # of PAGES IN REPORT | DATE OF REPORT | PREPARED BY |
|---|---|---|---|---|---|
| ***AFFILIATED BUSINESS ARRANGEMENT:*** Buyer(s) acknowledge that Cartus Corporation has delivered a copy of their Affiliated Business Arrangement disclosure form. This form details any companies Cartus has a business relationship with. **The Buyer(s) should acknowledge receipt of this disclosure document by initialing to the left of each item listed, signing (1) page 3 of this form and (2) the last page of the Affiliated Business Arrangement disclosure.** | | | | | |
| 1 | Buyer(s) Initials _____/_____ | **AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT** | 3 | February 2023 | Cartus |
| ***DISCLOSURE DOCUMENTS:*** Buyer(s) acknowledge that Cartus Corporation has delivered copies of the following disclosure documents to Buyer(s) which Buyer(s) have read and understand. **The Buyer(s) should acknowledge receipt of these disclosure documents by initialing to the left of each item listed and signing the signature section.** Buyer(s) initials not required if *# of Pages in Report* column is blank. | | | | | |
| 2 | Buyer(s) Initials _____/_____ | **Home Owner's Real Estate Disclosure** | 5 | 28 October 2026 | Home Owner(s) |
| 3 | Buyer(s) Initials _____/_____ | **Seller's Property Disclosure** * (see footnote) | 7 | 28 October 2026 | Home Owner(s) |
| 4 | Buyer(s) Initials _____/_____ | **Lead Paint Disclosure (not required for homes built after 1977)** | | | Home Owner(s) |
| ***INSPECTION REPORTS and/or RECEIPT/BIDS:*** Pending inspection reports that have been ordered but have not yet been received and do not have a date in the *Date of Report* column and will reflect PENDING under the *# of Pages in Report* column. These reports will be provided to you upon receipt. **The Buyer(s) should acknowledge receipt by initialing to the left of each item listed, including Pending items, and signing the signature section.** **** Buyers should initial all lines with Seller inspections noted below, including those that are marked as "PENDING", if applicable.** | | | | | |
| 5 | Buyer(s) Initials _____/_____ | | | | |
| 6 | Buyer(s) Initials _____/_____ | | | | |
| 7 | Buyer(s) Initials _____/_____ | | | | |
| 8 | Buyer(s) Initials _____/_____ | | | | |
| 9 | Buyer(s) Initials _____/_____ | | | | |
| 10 | Buyer(s) Initials _____/_____ | | | | |
| 11 | Buyer(s) Initials _____/_____ | | | | |
| 12 | Buyer(s) Initials _____/_____ | | | | |

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| 13 | Buyer(s) Initials _____/_____ | | | | |
| 14 | Buyer(s) Initials _____/_____ | | | | |
| 15 | Buyer(s) Initials _____/_____ | | | | |
| 16 | Buyer(s) Initials _____/_____ | | | | |
| 17 | Buyer(s) Initials _____/_____ | | | | |
| 18 | Buyer(s) Initials _____/_____ | | | | |
| 19 | Buyer(s) Initials _____/_____ | | | | |
| 20 | Buyer(s) Initials _____/_____ | | | | |
| ***MISCELLANEOUS INFORMATION:*** **The Buyer(s) should acknowledge receipt of these documents by initialing to the left of each item listed and signing the signature section.** | | | | | |
| 21 | Buyer(s) Initials _____/_____ | | | | |
| 22 | Buyer(s) Initials _____/_____ | | | | |
| 23 | Buyer(s) Initials _____/_____ | | | | |
| 24 | Buyer(s) Initials _____/_____ | | | | |
| 25 | Buyer(s) Initials _____/_____ | | | | |

** The following states have mandatory state disclosures: AK, AZ, CA, CO, CT, DE, DC, HI, ID, IL, IN, IA, KY, LA, ME, MD, MI, MN, MS, MT, NE, NV, NH, NJ, NY, NC, OH, OK, OR, PA, RI, SC, SD, TN, TX, UT, WA, WI. Cartus Corporation is disclosing this to the buyers where applicable.*

*The terms and conditions of the purchase and sale agreement which apply to Seller are SUBJECT TO the Seller receiving back from the Buyers said PENDING documents executed and/or initialed by Buyer not later than five (5) business days after Buyers' receipt of said documents.*

*If Buyer fails or refuses to comply with any of the above requirements, at Seller's option, the purchase and sale agreement shall become null and void. Seller shall notify Buyer in writing of its option to declare this purchase and sale null and void.*

Buyer(s) acknowledge that they have had, or will have had, prior to closing, the opportunity to investigate the subject matter of the aforementioned disclosures on their own and have, or will have, investigated such to their satisfaction, or waived such investigation.

Neither Cartus Corporation nor Cartus Financial Corporation have independently verified the contents of these documents and are not responsible for their accuracy.

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Buyer(s) acknowledge and agree that the purchase price of the property and other terms and conditions of this purchase agreement were negotiated with full knowledge and disclosure of the contents of the aforementioned disclosures; that said purchase price reflects the agreed-upon value of the property AS IS; including the aforementioned disclosures; to take the property subject to the disclosures; and that Cartus Corporation shall have no responsibility or liability therefore.

Buyer(s) may wish to obtain professional advice and or/ inspections of the property and to provide for appropriate provisions in the contract between Buyer(s) and Seller with respect to any advice/ inspections/ defects.

Note: You may also wish to have your broker complete and provide you with a similar disclosure statement.

*Buyer(s) closing this transaction prior to receiving all the above reports shall constitute buyer's waiver of the right to receive and review those reports.

***SIGNATURES:***

BUYER: _____ BUYER: _____

DATED: _____

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