Opendoor

# AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

To:
From: Opendoor Labs Inc. and its affiliates identified below
Property: 1314 Stone Manor Dr, Raleigh, NC 27610
Date:

This is to give you notice that Opendoor Labs Inc. ("Opendoor") has a business relationship with (i) Opendoor Brokerage LLC, Opendoor Brokerage Inc., OD Homes Brokerage Inc., and Tremont Realty LLC d/b/a Opendoor Connect (collectively, the "Opendoor Brokerages"); (ii) OS National LLC, OS National Alabama LLC, OSN Texas LLC, OSN Title Company, OSN Escrow Inc., Doma Insurance Agency, LLC, Doma Insurance Agency of Utah, LLC, Doma Insurance Agency of Texas, LLC, Doma Title Agency of Nevada, LLC, Doma Trustee Services, LLC, and Doma Escrow Services, Inc. (collectively, the "OSN Entities"); (iii) Opendoor Home Loans LLC ("Opendoor Home Loans"); (iv) Title Resources Guaranty Company; (v) Mainstay Brokerage LLC and Mainstay Brokerage Inc. (collectively, the "Mainstay Brokerages"); and (vi) Mainstay National Title LLC and Mainstay National Title Alabama LLC (together, the "Mainstay National Entities" and collectively with the Opendoor Brokerages, OSN Entities, Opendoor Home Loans, Title Resources Guaranty Company, and Mainstay Brokerages, the "Affiliates"). Specifically, Opendoor is the ultimate owner of the Opendoor Brokerages, the OSN Entities, and Opendoor Home Loans, and is an indirect, partial owner of Title Resources Guaranty Company, the Mainstay Brokerages, and the Mainstay National Entities. Additionally, Lennar Corporation has an indirect ownership interest in Title Resources Guaranty Company. Because of these relationships, this referral may provide Opendoor and/or its Affiliates a financial or other benefit.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are NOT required to use the Affiliates as a condition for the purchase, sale, or refinance of the subject property. The services of one or more of the Affiliates may not be available in the location of the subject property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

| ***Provider and Settlement Service*** | ***Charge or Range of Charges*** |
|---|---|
| **Opendoor Brokerages and Mainstay Brokerages**: Residential real estate brokerage services | ***BROKERAGE FEES ARE NOT SET BY LAW AND ARE FULLY NEGOTIABLE*** |
| Real Estate Fees | 0 - 6% of purchase price |
| **OSN Entities**: Title insurance for owner's and/or lender's coverage; settlement and closing services | For a detailed quote for your home, please email CRC@osnational.com |
| Owner Title Policy Premium | $0 - $5,000 |
| Lender Title Policy Premium | $0 - $5,000 |
| Other Endorsements | $0 - $1,000 per endorsement |
| Escrow/Closing Services | $0 - $5,000 |
| Loan Closing Services | $0 - $350 |

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| *Provider and Settlement Service* | *Charge or Range of Charges* |
|---|---|
| **Opendoor Home Loans**: Loan origination | 0-2% of loan amount |
| **Title Resources Guaranty Company**: Title insurance for owner's and/or lender's coverage; settlement and closing services | |
| Owner Title Policy Premium | $0 - $5,000 |
| Lender Title Policy Premium | $0 - $5,000 |
| Other Endorsements | $0 - $1,000 per endorsement |
| Escrow/Closing Services | $0 - $4,000 |
| **Mainstay National Entities**: Title insurance for owner's and/or lender's coverage; settlement and closing services | For a detailed quote for your home, please visit https://mainstaynationaltitlellc.com |
| Owner Title Policy Premium | $0 - $5,000 |
| Lender Title Policy Premium | $0 - $5,000 |
| Other Endorsements | $0 - $1,000 per endorsement |
| Escrow/Closing Services | $0 - $4,000 |
| Loan Closing Services | $0 - $350 |
| This is an affiliated business arrangement disclosure statement. Actual services and charges may vary according to the particular circumstances underlying the transaction, including the home value, coverage and limits chosen, whether you are the purchaser or seller, as well as other requested terms, unusual market conditions, government regulation, property location, and similar factors. This disclosure statement does not account for fees paid or payable to third party service providers. | |

## ACKNOWLEDGMENT

I/we have read this disclosure form and understand that Opendoor and/or its Affiliates are referring me/us to purchase the above-described settlement service(s) and may receive a financial or other benefit as the result of this referral.

| | |
|---|---|
| Printed Name | Printed Name |
| Signature | Signature |
| Date | Date |

Opendoor

**We're excited you have chosen to work with Opendoor!**

Please sign below to agree to Opendoor's Terms of Service and Privacy Policy. Full terms can be found here:

https://www.opendoor.com/terms

https://www.opendoor.com/privacy

_____
**SIGNATURE**

_____ _____
**FULL NAME** **DATE**

_____
**SIGNATURE**

_____ _____
**FULL NAME** **DATE**



EQUAL HOUSING OPPORTUNITY

BUYER CONTACT INFORMATION

# Opening escrow

Complete the contact details for each buyer listed on the purchase agreement.
Return this form with your signed purchase agreement.
Once the purchase agreement is signed, escrow will contact you directly to open escrow and begin the process.

Property address

1314 Stone Manor Dr, Raleigh, NC 27610

## Buyer 1

Full name

Phone number

Email address

## Buyer 2 if applicable

Full name

Phone number

Email address

For additional buyers, please complete another copy of this form.

# Opendoor Addendum

This **ADDENDUM** ("Addendum") modifies the **PURCHASE AND SALE CONTRACT** (the "Contract") dated _____ between Seller and Buyer (collectively, the "Parties") with respect to the real property commonly known as 1314 Stone Manor Dr, Raleigh, NC 27610 (hereinafter, "Property"). Capitalized terms used but not defined in this Addendum have the meaning given to them in the Contract. In the event of any conflict with the terms in the Contract, the terms of this Addendum shall control to the full extent permitted by law.

**1. REPRESENTATION**

Seller is represented by Opendoor Brokerage LLC ("Opendoor Brokerage"), a subsidiary of Opendoor Labs Inc. and an affiliate of Seller, in this transaction. Buyer understands and agrees that Opendoor Brokerage has NO BROKERAGE RELATIONSHIP with the Buyer.

Some of the employees of Seller or its affiliates, including Seller's authorized signer, may be licensed real estate agents, brokers, or salespeople in the State where the Property is located.

If Buyer changes representation after the execution of this Addendum, it may impact the promotions for which Buyer is eligible. Promotion terms and conditions are located at opendoor.com/terms.

**2. SECURITY SYSTEM, LOCK, AND KEYS**

The Parties agree that the alarm sensors, alarm control panel, and electronic door lock installed at the Property, if present, convey to Buyer at closing. Seller is not required to replace the electronic door lock with a standard door lock. At closing, Seller will provide one working key for the front door and, if applicable, one for the rear door. Any other keys, fobs, remotes, cards, or codes in Seller's possession will be delivered as a courtesy only, with no representations or warranties as to their existence or functionality. Buyer is solely responsible, at its expense, for any rekeying, key replacement, or key activation after closing.

**3. AFFILIATED BUSINESS DISCLOSURE**

Buyer agrees to review and sign the Affiliated Business Arrangement Disclosure provided by Seller.

**4. EXPIRATIONS**

For any expiration date or deadline in the Contract that ends on a Saturday, Sunday, or state or national holiday, the date will be automatically extended to 5:00 p.m. the next business day.

**5. EXTENSIONS**

The Parties agree that time is of the essence and expressly waive any provisions in the Contract that grant either party the right to unilaterally change any previously agreed upon date. All extensions shall be by mutual written agreement between the Parties.

**6. ASSIGNABILITY**

The Contract may not be assigned by Buyer unless (a) the transfer of Buyer's interest in the Contract is to an entity in which Buyer holds a legal interest, such as a partnership, trust, limited liability company, or corporation or (b) Seller provides prior written consent. Any such assignment will not release Buyer of its obligations to Seller.



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**7. BREACH AND REMEDY**

If Buyer is in breach of the Contract, Seller's only remedy is to cancel the Contract and receive the earnest money, thereby releasing both Parties from the Contract.

If Seller is in breach of the Contract, Buyer's only remedy is to cancel the Contract and receive the earnest money, thereby releasing both Parties from the Contract.

**8. SOLAR ENERGY SYSTEM (IF ANY)**

If applicable, any solar energy system (including all related panels, accessories, and equipment) present on the Property is sold ***AS-IS***. The Seller makes no warranties or guarantees regarding the functionality, efficiency, or condition of any solar energy system.

**9. DISBURSEMENTS**

The Parties agree to release Escrow Agent from any and all claims related to disbursements authorized by the foregoing sections of this Addendum.

Brad Bonney 11/12/2026

Seller Signature Date

authorized signer on behalf of Opendoor Property Trust I

Buyer Signature Date

Buyer Signature Date



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**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: 1314 Stone Manor Dr, Raleigh, NC 27610

Owner's Name(s): Opendoor Property Trust I

*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: Brad Bonney authorized signer on behalf of Opendoor Property Trust I Date 11/12/2026

Owner Signature: _____ Date _____, ____

*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 _____, ____

100 DAY COVERAGE INCLUDED WITH YOUR NEW HOME
IN PARTNERSHIP WITH **Opendoor**

Welcome to a new age of home warranty.

# Armadillo

## 100 DAY COVERAGE

| | | | |
|---|---|---|---|
| Per Claim Service Fee | $125 | Annual Max Coverage | $1,500 |

| Covered Products | Limits |
|---|---|
| HVAC - Air Conditioning & Heating | $1,000 |
| Plumbing System | $750 |
| Electrical System | $750 |
| Dishwasher | $500 |
| Range/Oven/Cooktop | $500 |
| Washer & Dryer | $500 |
| Built-In Microwave | $500 |
| Water Heater | $400 |
| Refrigerator | $250 |

This plan must be activated within 7 days of your property's close date.

After 100 days from the close date, unless canceled, coverage converts to market leading monthly plan with more products covered at higher limits.

Click or Use QR Code to Activate Plan

## Unprecedented experience for you

We took a simple truth that dealing with the stuff that breaks in your home should be hassle-free. Armadillo is a technology company that makes requesting a repair and resolving the issue streamlined, easy, and at your fingertips.



Home warranty products and services are offered and provided solely by Armadillo Home Solutions. Opendoor may receive a benefit in connection with these sales.

# Smart Home Remote Access Control

## Transfer control of your home's access system equipment

Your home includes installed Safe Haven smart access and security equipment, such as a smart door lock, door sensor(s) humidity & temperature sensor(s), motion sensor(s) and a control panel. The equipment will remain in place when ownership transfers.

### Understand what stays and what happens next

Before closing, you must complete a transition scheduling call with All Access, Safe Haven's service team. All Access will explain how control of the equipment changes when Opendoor's temporary account is deactivated, which features will remain available, and how a service agreement or enhanced services can be activated.

The equipment is already installed with your home. The call helps you understand its features and the options available to you. You are not required to purchase or activate a Safe Haven service.

**Please complete your contact information and sign below so All Access can contact you and complete the transition call before closing.** All Access may call, text, or email to arrange and complete the conversation.

Buyer name(s): _____

Property address: 1314 Stone Manor Dr, Raleigh, NC 27610

Primary Phone #: _____ Primary Email: _____

### Contact authorization

By signing below, I authorize Opendoor to share my name, property address, phone number, and email address with All Access Services, LLC and Safe Haven Security Services, LLC.

I consent to receive calls, text messages, and emails from All Access or affiliates at the contact information I provide. These communications may be used to arrange and complete the required pre-closing transition call and may include information or offers about available Safe Haven services which may include internet, TV, home security, and moving services. Calls may use live, automated, or prerecorded technology. My consent to receive calls applies even if my phone number is on a federal or state Do Not Call list.

The seller requires completion of the transition call before closing. I am not required to purchase or activate a Safe Haven service. I may revoke my consent by calling All Access or Safe Haven at **877-842-0818** or emailing dnc@mysafehaven.com. I may opt out of text messages at any time by replying **STOP**. Message and data rates may apply. My information will be collected and used under the All Access Privacy Policy.

Homebuyer Signature: _____ Date: _____

Homebuyer Signature: _____ Date: _____