BUILDER ADDENDUM TO OFFER TO PURCHASE & CONTRACT

This Builder Addendum to Offer to Purchase & Contract ("Addendum") is intended to supplement that Offer to Purchase and Contract ("Contract") dated _____ _____, 20_____ by and between _____ hereinafter "Buyer") and RiverWILD Homes, LLC (hereinafter "Seller"), regarding that certain real Property in North Carolina:

Street Address: 175 Cordgrass Court
City: Smithfield Zip: 27577 County: Johnston
Subdivision: Marin Woods Phase: 1 Lot: 19

The terms and conditions of the Contract are incorporated by reference herein and this Addendum shall be part of said Contract as if fully set forth therein. In the event of conflict between the terms of this Addendum and the terms of the accompanying Contract, the terms of this Addendum shall control and supersede the terms of the Contract. The parties hereto, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, agree as follows:

1. Due Diligence Fee Delivery; Condition Precedent: Buyer acknowledges that Seller is the builder of the Property and that Seller's agreement to remove the Property from active marketing is expressly conditioned upon Seller's receipt of the Due Diligence Fee by _____ p.m. on _____ _____, 20_____. Timely delivery of the Due Diligence Fee is a condition precedent to the continuation of the Contract for the Purchase of the Property. Buyer acknowledges and agrees that this provision constitutes Seller's notice to Buyer of Buyer's obligation to deliver the Due Diligence Fee and that no additional notice or opportunity to cure shall be required. Upon termination under this section, the rights and obligations of Buyer and Seller under the Contract shall immediately terminate and be of no further force or effect, and Seller may remarket or convey the Property without restriction.

2. Seller Concessions; Preferred Lender Requirement: Buyer acknowledges and agrees that any Seller concessions, credits, incentives, or contributions toward Buyer's expenses (collectively, "Seller Concessions") are expressly contingent upon Buyer securing all financing for the purchase of the Property through Seller's Preferred Lender: _____. In the event Buyer elects to obtain financing through any lender other than Seller's Preferred Lender, whether prior to or at Settlement, Buyer acknowledges and agrees that all Seller Concessions shall be deemed waived, forfeited, and shall not apply to the purchase of the Property, and the Purchase Price and Settlement shall proceed without application of such Seller Concessions.

3. Home Warranty: At or prior to closing, Seller and Buyer will complete the form(s) necessary to enroll the home constructed on the Property in a limited home warranty program administered by Quality Builders Warranty Corporation ("QBW"). Any enrollment fees charged by QBW will be paid by Seller. In connection with the enrollment, Buyer will be provided with a copy of the QBW Limited Warranty Agreement. To the fullest extent permitted by law, the express warranties set forth in the QBW Limited Warranty Agreement shall be the sole and exclusive warranties applicable to the Property and the home constructed thereon. Any implied or other warranties that may otherwise apply to the Property or the home constructed thereon are hereby disclaimed by Seller and Buyer.

4. The parties agree that the Closing Attorney/Settlement Agent for this transaction shall be the law firm of Whitaker & Hamer, PLLC, located at 121 E. Main Street in Clayton, North Carolina 27520.

5. Buyer has received a copy of the homeowners association's restrictive covenants affecting the Property from Buyer's agent and acknowledges herein that it is Buyer's sole responsibility to read said covenants for compliance.

6. Buyer acknowledges its responsibility to confirm school assignment and any potential redistricting resulting from the purchase and occupancy of the Property.

7. The parties hereto acknowledge that all Builder Deposits are non-refundable and all such deposits shall be delivered within five (5) days of the Effective Date of the Contract.

8. Buyer hereby acknowledges that Reid Smith, of RiverWILD Homes, LLC, and Jaclyn Smith, of RiverWILD Real Estate, LLC, are husband and wife and that neither represent Buyer.

9. Buyer acknowledges that Seller is not responsible for any capital contribution or similar fees relating to the homeowners' association or management company, including but not limited to, document preparation, move-in/move-out fee, preparation of insurance documents, statement of unpaid assessments, and transfer fees relating to the transaction of the Property. Additionally, Buyer acknowledges that Seller shall not be responsible for the payment of excise tax and Buyer shall assume responsibility for the payment of the excise tax at Closing.

10. Buyer acknowledges that Seller builds "pre-assigned, speculative" homes - not custom homes - meaning all selections are made from the Seller's pre-chosen samples and vendors. The parties acknowledge that Seller does not accommodate "vendor shopping". All Buyer selections shall be made solely from Seller's available samples and options and shall be coordinated in conjunction with Seller's designated representative, subject to Seller's standard procedures and availability.

11. Seller's Contribution to Closing Costs: Seller has agreed to pay at settlement an amount up to $_____ as a contribution towards Buyer's Closing expenses accrued and payable at closing including any FHA/VA lender and inspection costs that Buyer is not permitted to pay, less any portion disapproved by Buyer's lender. Buyer may apply this contribution, up to the total amount, toward the loan origination fee, appraisal fees, attorney's fees, and "pre-paids" (taxes, insurance, and homeowners' association dues) or other usual and customary lender fees. No portion of this amount may be applied as a credit to Buyer or to other expenses/vendor not previously agreed to as part of the Contract. Buyer acknowledges that a portion of this contribution may be disallowed by Buyer's lender and that Seller has no control over the regulations and requirements set forth by said lender.

12. Plans, Renderings, Specifications, and Minor Variations:
    a. Buyer acknowledges that floor plans may vary with respect to square footage, layout, features, and available upgrades, and that items viewed in other homes constructed by Seller may not be standard or included features of the Property and the architectural plans, floor plans, renderings, illustrations, and other marketing materials are for illustrative purposes only and may not reflect current designs, specifications, or availability.
    b. Buyer agrees that no decision to purchase the Property has been made in reliance upon any such plans, renderings, or illustrations. Buyer further acknowledges that Buyer has been afforded the opportunity, prior to execution of the Contract, to consult with Seller's sales representative and to review the current building specifications applicable to the Property, which shall control in the event of any inconsistency.
    c. Buyer acknowledges and agrees that minor variations in dimensions, square footage, layout, materials, finishes, colors, fixtures, products, and construction details may occur in the normal course of construction and shall not constitute a defect, breach of contract, or grounds for delay, price adjustment, credit, or termination, provided the Property is substantially consistent with the applicable building specifications.

13. Seller shall not install, and shall not permit the installation of, any items, materials, fixtures, equipment, or personal property provided, purchased, or supplied by Buyer prior to Closing. Buyer acknowledges that no Buyer-provided items shall be delivered to, stored at, or installed on the Property prior to Closing, regardless of whether such installation would otherwise be feasible or requested.

14. Construction Communications; Change Orders: Buyer shall not directly communicate with or engage Seller's project manager, vendors, tradesmen, or subcontractors regarding any additions, changes, upgrades, or modifications to the Property from commencement of construction through Closing. Any and all communications and requests shall be coordinated solely through Buyer's agent and Seller's designated

representative. Any upgrades, changes, or additions desired by Buyer are subject to Seller's standard procedures, availability, and approval, and must be documented on Seller's approved written Change Order form. No upgrade, change, or addition shall be approved, scheduled, or performed unless and until the Change Order has been executed by Seller and paid in full by Buyer. Seller shall have no obligation to approve any requested change.

15. Seller shall diligently pursue the construction of the dwelling in accordance with the Contract and this Addendum, and shall complete said construction as a "turn-key" job on or before the Closing. If Seller is delayed at any time in the process of construction by a) any act or the negligence of Buyer, b) any changes ordered in the construction, c) material shortages, adverse weather conditions, or delays in transportation which were not reasonably anticipated or d) acts of God, then the time for completion on construction of the dwelling and Closing shall be extended automatically by a reasonable time to account for the delay experienced. Construction shall be deemed complete when i) the dwelling has been completed in accordance with the Plans and Specifications and is broom-clean AND ii) a certificate of compliance has been issued by the appropriate government authority having jurisdiction over the construction of the Property. Seller is not responsible for any fees resulting from such delays of the Closing including but not limited to any fees associated with the extension of the interest rate lock assessed by Buyer's lender. Seller shall have the unilateral right to extend Closing by fourteen (14) days to complete the dwelling.

16. In accordance with Seller's builder's insurance company policies and North Carolina State Law, Buyer acknowledges that it understands and agrees that it will not be permitted on the job site between the hours of 6:00 a.m. and 6:00 p.m. during weekdays, unless accompanied by their agent. Further, Buyer understands that in the event that it does enter the job site, that they are doing so at their own risk and assume any and all liability resulting from said entry. Buyer shall hold Seller harmless from any claims which may result from entry as contemplated herein as allowable by law. The previously stated provisions shall apply even if Buyer is accompanied by Seller or Buyer's agent. Any entry upon the job site after hours is done at the sole risk of Buyer.

17. Utilities: Effective as of Closing, all responsibility for utility services to the Property shall transfer to Buyer. Buyer shall contact all applicable utility providers and transfer all utility accounts serving the Property into Buyer's name within twenty-four (24) hours after Closing, including, without limitation, electric, water, and gas services. Buyer acknowledges that failure to timely transfer utility accounts may result in interruption or disconnection of utility services. Buyer assumes all risk of any such interruption or disconnection occurring after Closing and agrees to indemnify, defend, and hold Seller harmless from and against any claims, costs, damages, or liabilities arising from or related to utility service interruption or disconnection after Closing.

SELLER:

RiverWILD Homes, LLC

By: _____
Name: _____
Title: _____
Date: _____

BUYER(S):

Signature: _____
Name: _____
Date: _____

Signature: _____
Name: _____
Date: _____

OWNERS' ASSOCIATION DISCLOSURE ADDENDUM

NOTE: For when Residential Property and Owner's Association Disclosure Statement is not required (For example: New Construction, Vacant Lot/Land) or by agreement of the parties.

Property: **175 Cordgrass Court**

Buyer: _____

Seller: **RiverWILD Homes, LLC**

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] (specify name): Marin Woods HOA whose regular assessments ("dues") are $ 96.00 per month. The name, address and telephone number of the president of the owners' association or the association manager are: IRJ Property Management 919-322-4680 info@irjpm.com _____.

Owners' association website address, if any: _____ .

[ ] (specify name): _____ 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
- [X] Exterior Yard/Landscaping Maintenance
- [ ] Trash Removal
- [ ] Pest Treatment/Extermination
- [ ] Legal/Accounting
- [ ] Street Lights
- [ ] Water
- [ ] Sewer
- [ ] Private Road Maintenance
- [ ] Parking Area Maintenance
- [ ] Common Areas Maintenance
- [ ] Cable
- [ ] Internet service
- [ ] Storm Water Management/Drainage/Ponds
- [ ] Gate and/or Security
- [ ] Recreational Amenities (specify): _____

Other (specify) _____

Other (specify) _____

This form jointly approved by:
North Carolina Bar Association's Real Property Section
North Carolina Association of REALTORS®, Inc.

REALTOR®

Buyer initials _____ _____ Seller initials RMS _____

EQUAL HOUSING OPPORTUNITY

STANDARD FORM 2A12-T
Revised 7/2022
© 7/2024

3. As of this date, there are no other dues, fees or Special Assessments payable by the Development's property owners, except: _____

_____.

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: $350 Capital Contribution Fee plus $625 HOA Certification 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.

THE NORTH CAROLINA ASSOCIATION OF REALTORS®, INC. 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: _____	Date: _____
Buyer: _____	Seller: DocuSigned by: Reid M Smith EA9EED9F2AA64CA... **RiverWILD Homes, LLC**
Date: _____	Date: _____
Buyer: _____	Seller: _____
Entity Buyer: _____ (Name of LLC/Corporation/Partnership/Trust/etc.)	Entity Seller: _____ (Name of LLC/Corporation/Partnership/Trust/etc.)
By: _____	By: _____
Name: _____ Print Name	Name: _____ Print Name
Title: _____	Title: _____
Date: _____	Date: _____

STANDARD FORM 2A12-T
Revised 7/2022
© 7/2024

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com **New listing**

Docusign Envelope ID: 26075994-4D1C-4F50-B900-87F921868E79

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: **175 Cordgrass Court**

Owner's Name(s): **RiverWILD Homes, LLC**

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

DocuSigned by:

Owner Signature: Reid M Smith **RiverWILD Homes, LLC** Date _____

EA9EED9F2AA64CA...

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 _____

REC 4.25
1/1/15

Docusign Envelope ID: 26075994-4D1C-4F50-B900-87F921868E79

DISCLOSURE TO BUYER FROM SELLER
AND BUYER ACKNOWLEDGMENT

The following, if initialed, are applicable to the transaction as contemplated in the Offer to Purchase and Contract by and between ___RiverWILD Homes, LLC___ ("Seller") and _____ ("Buyer"):

[X]Covenant and Zoning Disclosure Agreement. Buyer acknowledges that Seller has not performed a full title examination of the property, in order to determine the existence of restrictive covenants and other conditions of title to the property in question, including zoning requirements, the existence of a homeowners association, or easements. If available and requested, such restrictions and conditions have been or will be supplied to Buyer, and, if applicable, Buyer acknowledges receipt of same. Buyer is advised to seek legal counsel should there be a question regarding the legal implications of such restrictions and conditions, if any, including, if applicable, whether the common area has been conveyed to the homeowners association.

[X]Public versus Private Road Acknowledgment. Buyer acknowledges that the access to the Property to be purchased is via a _____ public ___X_____private (check one) road. If private, the road is currently maintained by __X_____ the developer _____ the homeowners association _____ the owners fronting the road right of way (check one). If private and maintained by the developer, the road __X____ will _____ will not (check one) be turned over to the North Carolina Department of Transportation (NCDOT) for future maintenance. Buyer is advised to verify whether the road, if public, has been accepted into the NCDOT road system for future maintenance. The website for this verification is https://apps.dot.state.nc.us/srlookup/. Buyer is advised to seek legal counsel should there be a question regarding the legal implications of road maintenance if the road is private and/or has not been accepted into the NCDOT road system.

[X]Disclosure and Release Regarding Mold. Mold and/or other microscopic organisms may exist in or around the Property, which can cause physical injuries, including, but not limited to, allergic and/or respiratory reactions, particularly in persons with immune systems problems, young children or the elderly. Buyer acknowledges this and accepts full responsibility and risk for any and all injuries which may arise out of the exposure by client to mold and/or other microscopic organisms. Buyer is advised to conduct his/her/their own due diligence using appropriate and qualified experts.

Buyer Initials_____ Buyer Initials_____ Seller Initials DS RMS Seller Initials_____

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[X]Square Footage and Property Size/Dimensions. The measurements and square footage of the Property are as disclosed in the MLS listing, and reviewed for accuracy using the tax card filed with the county. The Property _____ has __X___ does not have (check one) additional unpermitted square footage per the disclosure statement, meaning some improvements creating finished area, formerly unfinished area, may have been completed without permitting the process with the appropriate zoning authorities. **The unpermitted square footage may be uninsurable or even be required to be removed in the future, and therefore, Buyer is advised to consult with the local building inspector, Buyer's insurance agent, and closing attorney, should Buyer wish to verify the accuracy of the Property dimensions, whether the finished rooms were properly permitted, and the consequences if there is unpermitted square footage.** This information is deemed reliable but is not guaranteed.

[ ]Proposed Highway Expansion. The Property is included in the area designated by the North Carolina Department of Transportation as an area either within or close to a parcel being considered for the following highway extension or expansion (circle one): NC 55 ---- US 540 Southern Extension ---- US 540 Eastern Extension ---- Highway 42 East/West Connector --- Other: _____. Buyer is advised to contact the North Carolina Department of Transportation for further information.

[ ]Aircraft Noise Notification. The Property is located in an area adjacent to or near an airport, which may expose the Property to regular and concurrent aircraft noise levels exceeding the typical ground-based noise. Exposure to aircraft noise may affect the usability of the Property.

[X]As-Built Survey. Buyer is advised that the Property may not have been surveyed by the Seller, or there is not a survey available showing the location of the improvements and impervious surfaces on the Property. Buyer is further advised that impervious surface rules may prevent future improvements to the home or lot, including, but not limited to, any additions, paving and outbuildings, and Buyer should seek legal or survey counsel to verify.

[X]Flood Insurance. If checked, Buyer has been notified that some or all of the Property is in in a Zone __0.2 PCT__ flood zone, and flood insurance may be required by Buyer's lender. If the property has water intrusion from some outside body of water, Buyer's homeowner's policy may not cover the damage. Buyer should obtain information from Buyer's insurance company, to determine what water-related issues are covered, and whether Buyer should obtain flood insurance in addition to homeowners insurance.

[ ]Off-Site Septic Field. Buyer is advised that the Property contains either a Repair Field or Drain Field that is not a part of the lot and may not even be a contiguous parcel to the Property. The additional lot may either be an additional fee parcel, or a parcel owned by someone else but subject to an easement for Buyer's septic use. Buyer is advised that said additional lot may require additional maintenance and/or County inspections.

Buyer Initials_____ Buyer Initials_____ Seller Initials DS RMS Seller Initials_____

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[X]Radon. Radon is a colorless, odorless gas which comes from the natural breakdown of uranium in the soil. It is found in homes nationwide including North Carolina. It typically moves up from the ground through cracks or holes in the foundation and may become trapped in the home or well water, creating higher than Federally acceptable amounts in the air and water supply (4.0 picocuries per liter is the minimum acceptable amount). Radon can be remediated and Buyer is advised to have the home and well tested to determine whether remediation may be required.

[X]Fencing and Accessory Structures. Buyer is advised that construction of a fence or accessory structure, including a pool, garage or storage building, may require a building or zoning permit, as well as an architectural approval application if the property is located in a subdivision with restrictive covenants. In addition, the construction of same may result in a violation of impervious surface rules for the lot. If these additions are important, Buyer is advised to contact the appropriate authorities in order to obtain approval.

[X]Animals. Buyer is advised that municipal or county regulations, or restrictive covenants, may limit the number and types of pets permitted. Underground fencing may also require a permit or notice to the public of its existence on the Property.

[ ]Underground Storage Tank. If checked, Buyer is advised that the Property contains an underground storage tank that _____ is _____ is not (check one) currently being used for the following purpose: _____. If applicable, the tank _____ has _____ has not (check one) been appropriately abandoned as required by local, state and Federal applicable laws. Buyer is advised to seek legal counsel to determine the impact of such disclosed information.

[ ]Homes Constructed Prior to 2000. Older homes may contain hazardous or defective materials, including, but not limited to, asbestos, lead based paint, synthetic stucco or composition siding, and polybutylene or cast iron piping. If Buyer is specifically concerned about any of these building materials being in the home, and the home was constructed prior to 2000, then Buyer is advised to procure specific inspections to address whether there exist any potential hazards in the home and the possible effects as a result of the existence of these materials in the home.

[X] School Assignments. Assignments to a particular school or schools for the Property ae not guaranteed. Current assignments are subject to change due to redistricting, capped schools or construction of new schools. If important to the Buyer, Buyer should consult with the local school system prior to presenting an offer.

Buyer Initials_____ Buyer Initials_____ Seller Initials DS RMS Seller Initials_____

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[___]Well Contaminants. If the home's water supply is a well, then Buyer is advised to have the water supply tested for not only for potential bacterial contaminants, such as, e-coli and coliform, but also for radon, uranium and radium. For more information, Buyer may contact wakegov.com/wells, or 919-893-WELL (9355), or johnstoncountync.com/envhealth/ or at 919-989-5180.

[___] Nearby Farm Use. If checked, the Property is within one mile from undeveloped acreage in excess of 10 acres, which may be actively farmed. Buyer is advised to seek legal counsel or contact appropriate governmental agencies, in order to determine the extent of such farm use, if any.

[___] Nuisance Notice. If checked, the Property is located 500 yards or less from an electric transmission line (other than a service line to the Property or the Property's neighborhood), sewer or water treatment facility, waste removal facility, or other related nuisance, specifically a _____. Buyer is advised to contact the county or municipality, or, as applicable, the private contractor responsible for construction and maintenance of the facility, for further information.

Buyer executes this document acknowledging receipt thereof.
This the _____ day of _____, 20_____.

_____

Buyer

_____

Buyer

DocuSigned by:
Reid M Smith
EA9EED9F2AA64CA...

Seller

_____

Seller

BUILDER STANDARDS

MARIN WOODS

WILD

EXTERIOR FEATURES

- One or Two car garage (Pre-finished sheetrock all walls) · Vinyl siding*
- Board & batten or shake accent* **
- Mono-Slab Foundation^ **
- Three-tab shingles
- Concrete driveway with picture framing
- Concrete Patio
- Seamless aluminum gutters
- Brick accents* ^
- Single hung white windows (clear on front, side and back windows) *No window screens*
- Painted front door (style will vary)
- Shutters*
- Sod the entire yard^
- One 2" caliper street tree^^

INTERIOR FEATURES

- 9' ceilings (main level)
- 8' ceilings (2nd floor)
- Mohawk laminate flooring (kitchen, dining, living room, foyer, bathrooms & laundry room)
- Mohawk carpeted stairs* & carpet in bedrooms
- Wrought iron pickets & decorative stained hand rail*
- 5' fiberglass insert shower in main bathroom suite
- Fiberglass insert tubs in secondary bathrooms*
- 36" vanities with quartz or granite countertops in all full bathrooms
- Granite or quartz countertops in kitchen
- Tile backsplash in kitchen
- Stainless steel kitchen appliances (dishwasher, microwave, & electric range)
- 36" Aristokraft Sinclair kitchen cabinets with crown moulding
- Ventilated shelving in pantry & closets
- Recessed disk lighting in kitchen with island pendant lighting*
- Recessed disk lighting in living room
- Ceiling fan in main bedroom & living room
- Electric Fireplace with Floating Mantle
- Moen brushed nickel plumbing fixtures
- Brushed nickel fixtures & hardware throughout the home

STAYWILD

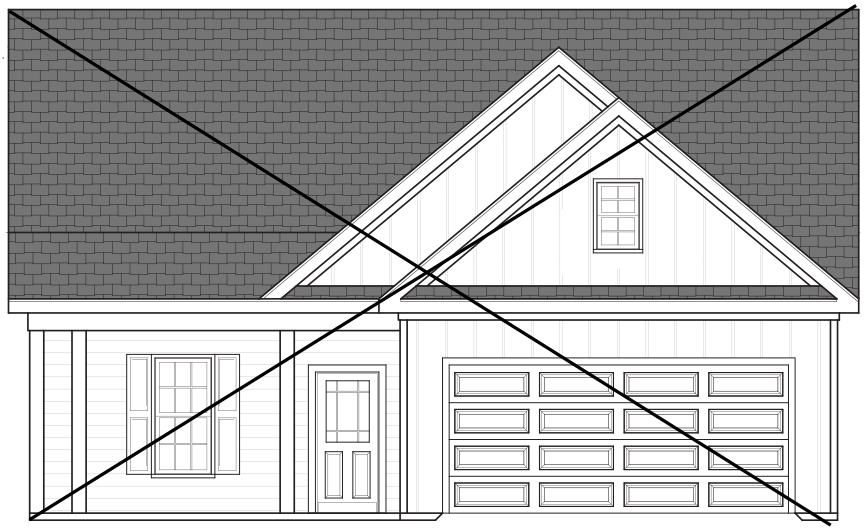
MARIN WOODS

Initial Here: _____ _____

* Plan Specific, ^ Lot Specific, ** Elevation Specific, *** At RiverWILD Homes' discretion, ^^Subject to change based on availabilty of supplies & materials.

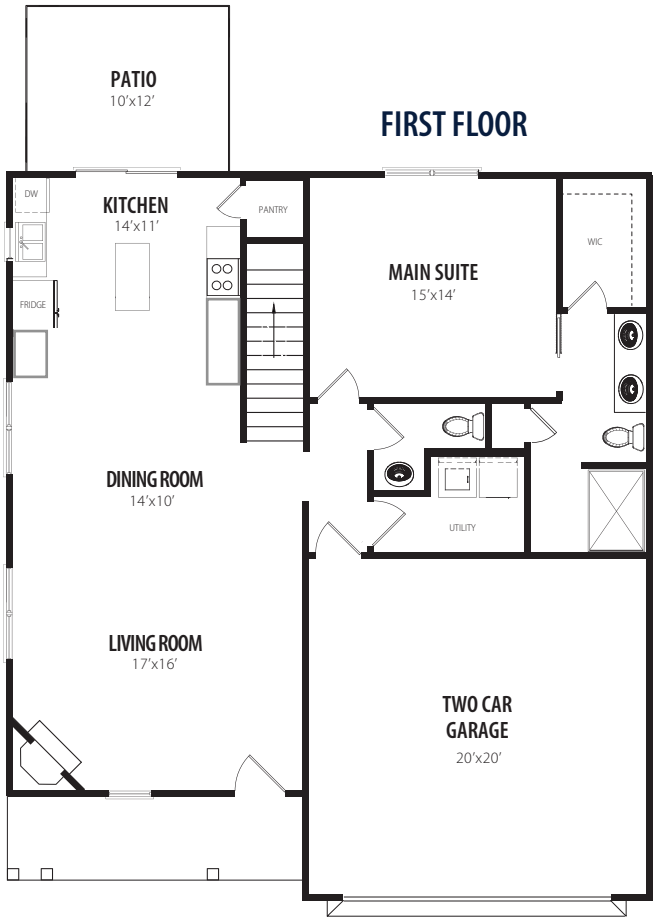
RIVERWILD HOMES

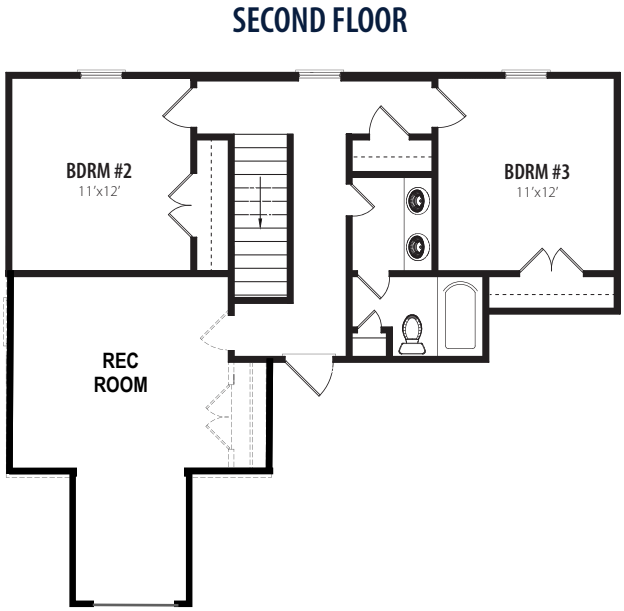
RiverWILD refers to RiverWILD, LLC and/or its affiliates. All actions are taken on behalf of RiverWILD Real Estate, LLC.
Due to our continuing effort to improve our homes, the features included as standard are subject to change, without notice.
All homes include: 1-year limited builder warranty, 2-year mechanical warranty on all systems, 10-year major structural components transferable limited *warranty.*



FRANKLIN

3-4 Bedroom, 2.5 Bath, 1,671-1,863 Sq.Ft.





RIVER WILD

STAYWILD.COM

RIVERWILD HOMES | 114 W. Main Street, Clayton, NC 27520 | 919.813.0123

RiverWILD refers to RiverWILD, LLC and/or its affiliates. All actions are taken on behalf of RiverWILD Real Estate, LLC
*Prices, plans, dimensions, features, specifications, materials, and availability of homes or communities are subject to change without notice or obligation. Illustrations are artist's depictions only and may differ from completed improvements. Photos, videos and virtual tours may not accurately represent specifications, selections or floorplan options available in every community.

ELEVATION A

ELEVATION B

WILD

Feb 24, 2026

RiverWILD Homes Exterior Selections

Community	Marin Woods	Lot Number	19
Address	175 Cordgrass Court	Plan Name	Franklin B

Windows

Grille Pattern - Neighborhood Community Standards
Trim Color - White

Vinyl Siding

Vendor: Alside - Vanir

Main Vinyl	Platinum Gray
Shake	N/A
Board and Batten	Platinum Gray

Roof	Charcoal - 3Tab
Shutters	Black
Gutters	Black
Brick	Bessemer Gray
Front Porch Columns	Stained
Front Door Color	Black
Front Door Style	Craftsman 1-Lite
Fire Door Style	5-Panel

CERTIFICATE OF FLOODWAY INFORMATION
PROPERTY SHOWN HEREON IS LOCATED
IN A FEMA DESIGNATED FLOOD ZONE .
SHOWN ON FEMA FLOOD HAZARD PANEL NO.3720168400K.
EFFECTIVE DATE 06/20/2018
MAP REFERENCE PLAT BOOK 99,PAGES 113-117.
DEED REFERENCE DEED BOOK 6136,PAGE 964.
REFER TO RECORDED PLAT FOR ADDITIONAL INFORMATION.
ALL UTILITIES,TREE PLANTINGS AND SIDEWALKS WERE
TAKEN FROM APPROVED PLANS BY STRONGROCK ENGINEERING
AND NOT VERIFIED BY BENNETT SURVEYS.

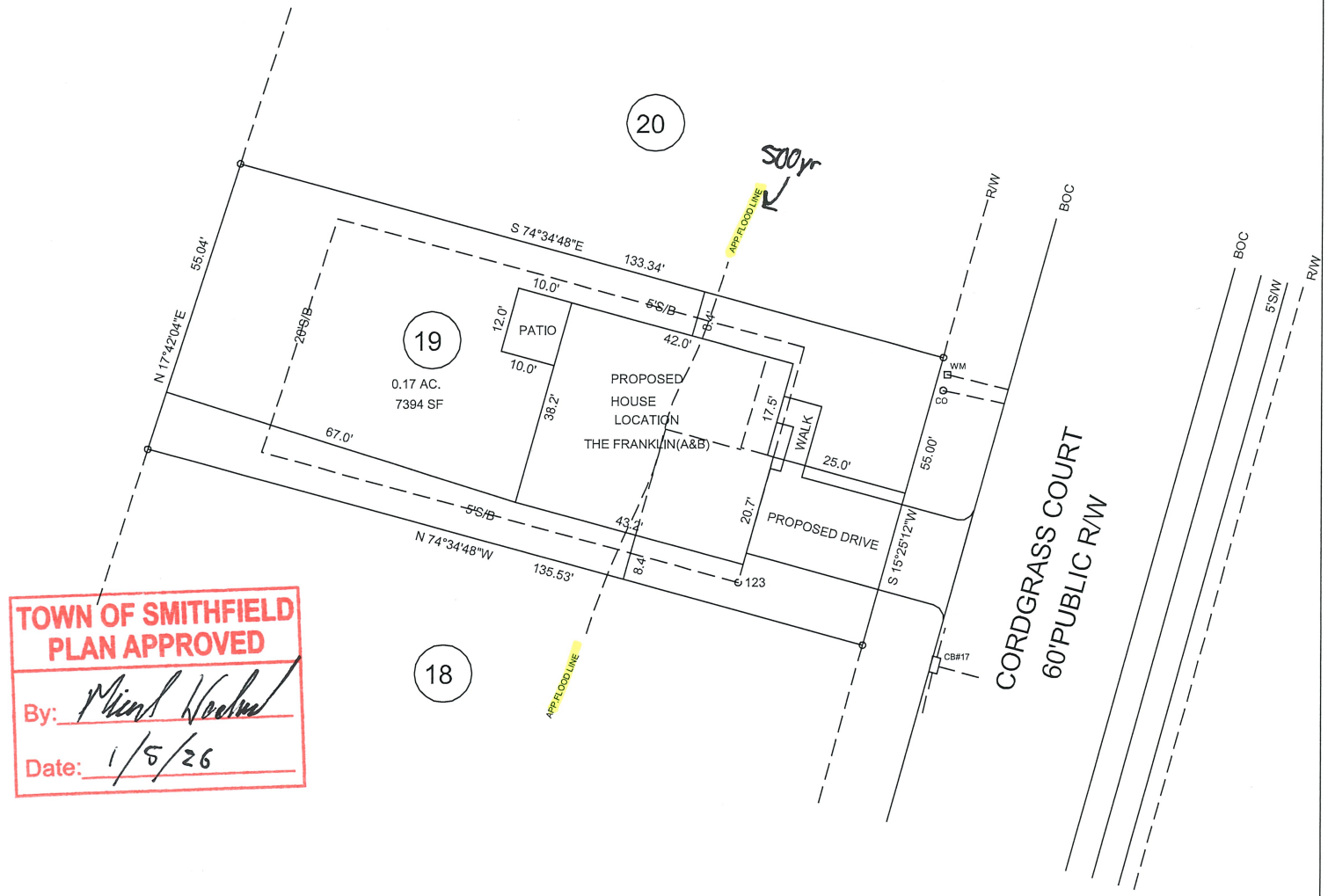
NORTH CAROLINA HARNETT COUNTY
I,Mickey R.Bennett,PLS do certify that this plat was drawn under my supervision(deed description recorded in Book(see ref) Page(see ref.) and that boundaries not surveyed are cleary indicated as drawn from information found in Book(see ref.),Page (see ref.),that the ratio of precision as calculated is 1:10000. Witness my original signature,registration number and seal this 23rd day of December,2025 A.D.

Mickey R.Bennett PLS

MICKEY R.BENNETT
L - 1514

NORTH CAROLINA PROFESSIONAL SEAL No. 1514 LAND SURVEYOR MICKEY R. BENNETT

I MICKEY R. BENNETT PLS,CERTIFY That this survey is of and existing parcel or parcels of land or one or more existing easements and does not create a new street or change an existing street.



TOWN OF SMITHFIELD
PLAN APPROVED
By: Michael Wooten
Date: 1/8/26

NORTH REF: PLAT BK:94,PG:426-426

15' 0 15' 30' 45'
SCALE IN FEET
1"= 30'

PROPOSED IMPERVIUS AREA
HOUSE/PATIO = 1750 SF+-
DRIVE/WALK = 725 SF+-
TOTAL = 2475 SF+- = 33 %

THIS PLOT PLAN DOES NOT REPRESENT AN ACTUAL FIELD SURVEY

EXISTING PARCEL
175 CORDGRASS COURT, SMITHFIELD,NC 25577

MINIMUM SINGLE FAMILY SETBACKS
FRONT 25',READ 20'
SIDE 5,CORNER 15'
GARAGE 20'
MAXIMUM IMPREVIOUS AREA = 2500 SF PER LOT

OWNER:
MARIN WOODS,LLC
114 W MAIN STREET STE 102
CLAYTON,NC 27520-2397

SITE
W MARKET ST
NC HWY 210
NORTH
VICINITY MAP(NTS)

PROPOSED PLOT PLAN
MARIN WOODS SUBDIVISION
LOT ----- 19

SMITHFIELD TOWMSHIP	JOHNSTON COUNTY
NORTH CAROLINA	NCPIN 168400-74-4929
ZONED R8-CZ	

BENNETT SURVEYS F-1304
1662 CLARK RD. LILLINGTON N.C.27546
(910) 893-5252

SCALE :1"= 30'	DRAWN BY: MRB&RVB	DRAWING NO. 25466
DATE DECEMBER 23,2025		

RIVER WILD

Closings Contact Form

Community & Lot Number: Marin Woods lot 19

Buyer Information:

Name: _____

Phone: _____

Email: _____

Address (Current): _____

_____

_____