



Residential Property And Owners' Association Disclosure Statement

Protecting the Public Interest in Real Estate Brokerage Transactions

Property Address/Description: 280 Sugar Gum Ln, Pinehurst, NC, 28374
Owner's Name(s): Opendoor Property Trust I

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.

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.

- 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 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.

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.

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.

- 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.

Buyer Initials _____ Owner Initials BB
Buyer Initials _____ Owner Initials _____

REC 4.22
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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: <u>04/01/2026</u> If not owner-occupied, how long has it been since the owner occupied the property? <small>never occupied</small>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>																																																																																						
A2. In what year was the dwelling constructed? <u>1973</u>			<input type="checkbox"/>																																																																																						
A3. Have there been any structural additions or other structural or mechanical changes to the dwelling(s)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>																																																																																						
A4. The dwelling's exterior walls are made of what type of material? (Check all that apply) <input type="checkbox"/> Brick Veneer <input type="checkbox"/> Vinyl <input type="checkbox"/> Stone <input type="checkbox"/> Fiber Cement <input type="checkbox"/> Synthetic Stucco <input type="checkbox"/> Composition/Hardboard <input type="checkbox"/> Concrete <input type="checkbox"/> Aluminum <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Asbestos <input type="checkbox"/> Other _____			<input type="checkbox"/>																																																																																						
A5. In what year was the dwelling's roof covering installed? <u>Unknown</u>			<input checked="" type="checkbox"/>																																																																																						
A6. Is there a leakage or other problem with the dwelling's roof or related existing damage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>																																																																																						
A7. Is there water seepage, leakage, dampness, or standing water in the dwelling's basement, crawl space, or slab?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>																																																																																						
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>																																																																																						
A9. Is there a problem, malfunction, or defect with the dwelling's:																																																																																									
<table border="0" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:25%;"></th> <th style="width:10%; text-align:center;">NA</th> <th style="width:10%; text-align:center;">Yes</th> <th style="width:10%; text-align:center;">No</th> <th style="width:10%; text-align:center;">NR</th> <th style="width:25%;"></th> <th style="width:10%; text-align:center;">NA</th> <th style="width:10%; text-align:center;">Yes</th> <th style="width:10%; text-align:center;">No</th> <th style="width:10%; text-align:center;">NR</th> <th style="width:25%;"></th> <th style="width:10%; text-align:center;">NA</th> <th style="width:10%; text-align:center;">Yes</th> <th style="width:10%; text-align:center;">No</th> <th style="width:10%; text-align:center;">NR</th> </tr> </thead> <tbody> <tr> <td>Foundation</td> <td align="center"><input type="checkbox"/></td> <td align="center"><input type="checkbox"/></td> <td align="center"><input type="checkbox"/></td> <td align="center"><input checked="" 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Explanations for questions in Section A (identify the specific question for each explanation):
 (A5) Seller does not know the installation date.

**SECTION B.
HVAC/ELECTRICAL**

B1. Is there a problem, malfunction, or defect with the dwelling's electrical system (outlets, wiring, panels, switches, fixtures, generator, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B2. Is there a problem, malfunction, or defect with the dwelling's heating and/or air conditioning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B3. What is the dwelling's heat source? (Check all that apply; indicate the year of each system manufacture) <input checked="" type="checkbox"/> Furnace [<u>1</u> # of units] Year: <u>Unknown</u> <input type="checkbox"/> Heat Pump [___ # of units] Year: _____ <input type="checkbox"/> Baseboard [___ # of bedrooms with units] Year: _____ <input type="checkbox"/> Other: _____ Year: _____			<input type="checkbox"/>

Buyer Initials _____ Owner Initials BB
 Buyer Initials _____ Owner Initials _____

Yes No NR

B4. What is the dwelling's cooling source? (Check all that apply; indicate the year of each system manufacture)

[x] Central Forced Air: Split system Year: Unknown [] Wall/Windows Unit(s): _____ Year: _____ [] Other: _____ Year: _____

[]

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

[x] 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 [x] Other: Water service is managed by the HOA

[]

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 [x] Other: Unknown

[x]

C3. What is the dwelling's water heater fuel source? (Check all that apply; indicate the year of each system manufacture) [] Gas: _____ [x] 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 [x] Other: Sewer service is managed by the HOA [] 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	[x]	[]	[]	[]	Plumbing system (pipes, fixtures, water heater, etc.)	[]	[]	[]	[x]
Sewer system	[]	[]	[]	[x]	Water supply (water quality, quantity, or pressure)	[]	[]	[]	[x]

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

Buyer Initials _____ Owner Initials BB
Buyer Initials _____ Owner Initials _____

**SECTION D.
FIXTURES/APPLIANCES**

D1. Is the dwelling equipped with an elevator system?	Yes	No	NR
If yes, when was it last inspected? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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					
Attic fan, exhaust fan, ceiling fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Irrigation system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Garage Door system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Elevator system or component	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pool/hot tub /spa	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Gas logs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Security system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Appliances to be conveyed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	TV cable wiring or satellite dish	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Central vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

**SECTION E.
LAND/ZONING**

E1. Is there a problem, malfunction, or defect with the drainage, grading, or soil stability of the property?	Yes	No	NR
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
E2. Is the property in violation of any local zoning ordinances, restrictive covenants, or local land-use restrictions (including setback requirements?)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
E3. Is the property in violation of any building codes (including the failure to obtain required permits for room additions or other changes/improvements)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E5. Does the property abut or adjoin any private road(s) or street(s)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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? <input type="checkbox"/> NA	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

(E4) Property is a condo/apartment, party walls present

**SECTION F.
ENVIRONMENTAL/FLOODING**

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
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Buyer Initials _____ Owner Initials BB

Buyer Initials _____ Owner Initials _____

	Yes	No	NR
F2. Is there an environmental monitoring or mitigation device or system located on the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
F4. Is there any noise, odor, smoke, etc., from commercial, industrial, or military sources that affects the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
F5. Is the property located in a federal or other designated flood hazard zone?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
F7. Have you ever filed a claim for flood damage to the property with any insurance provider, including the National Flood Insurance Program?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
F8. Is there a current flood insurance policy covering the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
F10. Is there a flood or FEMA elevation certificate for the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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):

(F1) Home was built prior to 1978 - See Lead Based Paint Addendum

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
G2. Is the property subject to a lease or rental agreement?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

G3) Property has CC&Rs

Buyer Initials _____ Owner Initials BB
 Buyer Initials _____ Owner Initials _____

**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.

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) Lakeview Condominium Association whose regular assessments ("dues") are \$ 463.07 per MONTHLY.
 The name, address, telephone number, and website of the president of the owners' association or the association manager are: Acadia Association Management, 285 Olmsted Blvd Ste 11 Pinehurst, NC 28374 and Phone: 910-695-5608
 b. (specify name) _____ whose regular assessments ("dues") are \$ _____ per _____.
 The name, address, telephone number, and website of the president of the owners' association or the association manager are: _____
 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: _____

Yes No NR

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: _____

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):
(H1) Property is Part of the HOA; (H2) Please see attached for HOA-related expenses provided to Seller at the time Seller purchased this property. Buyer is encouraged to contact HOA for current information.

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: Brad Bonney Opendoor Property Trust I Date 04/15/2026
 Owner Signature: _____ Date _____

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 _____

Documentation provided to Seller at the time Seller purchased this property. Buyer is encouraged to contact HOA for current information

Property Information

Address	280 Sugar Gum Ln, Unit 266, Pinehurst, NC 28374
HOA Name	Lakeview Condominium Association
Seller's Name	
Buyer's Name	Opendoor Property Trust I, A Delaware Statutory Trust
Closing Date	03/30/2026

We are currently handling transaction involving the property described above. On the attached page please complete the information which is applicable to this property, sign the form and return it by the email to contactus@rexera.com or Fax us at your earliest convenience.

Please provide following documents along with this letter.

CC&Rs	✓
Bylaws	✓
Leasing Disclosure	✓

Should you have any questions or need assistance please contact the undersigned.

Rexera
Document Acquisition Team

Email	contactus@rexera.com
Website	www.rexera.com
Phone	(415) 236-2577

General Information

Prepared date	03/30/2026	Valid till date	04/30/2026
Is the HOA mandatory?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Dues Amount	\$ 463.07		
Dues Payable	<input checked="" type="checkbox"/> Monthly	<input type="checkbox"/> Quarterly	<input type="checkbox"/> Semi Annually <input type="checkbox"/> Annually
Are the Dues current?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
<i>If No, Outstanding dues \$</i>	<i>covers period from</i> _____ <i>to</i> _____		
Regular assessment is paid through	_____		
Date HOA Dues are payable	_____		
<i>Covers period from</i>	<i>to</i> _____		
Any special assessments?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
<i>If Yes, please explain reason, frequency and period of special assessments</i>	_____		
How many days after the due date is regular assessment considered delinquent	10		
What is the penalty for delinquent assessments?	100		
Is the account is in collection with an attorney?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
<i>If Yes, kindly provide details</i>	_____		
Is there Transfer / move-in/move-out fee?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
<i>Payable to</i>	Acadia Association Management/ Account set up fee	<i>Amount Due</i>	295
Are there any current or ongoing Litigations?	no		
Preparation fee (if any)	_____		
Any additional closing fee	\$500 Capital contribution		
Total amount due as of this date of this statement	\$1258.07		

Violations

Are there any open violations against the current homeowner? Yes No

Please provide details of open violations

Additional Associations

Is there any Master/Other association? Yes No *If Yes, Amounts Due \$*

Master Association Name (if any)

Master Association Contact Info

Insurance Information

Insurance Provider	Cincinnati
Policy Number	EPP 031 43 20
Agent Phone	Tyler Horney
Agent Email	THorney@towneinsurance.com

Payment Details

HOA Name and address where the payment (check/online) needs to be sent for the closing/transfer fee

Payable to: Lakeview Condominium Association

Mailing address: 285 Olmsted Blvd, Suite 11, Pinehurst, NC 28374

PM Name and address where the payment (check/online) needs to be sent for the closing/transfer fee

Payable to: Acadia Association Management

Mailing address: 285 Olmsted Blvd, Suite 11, Pinehurst, NC 28374

I hereby certify that I am an authorized agent and the answers I have provided to the above questions are correct to the best of my knowledge.

Name	Scott Russell	Designation	Owner
Phone	910-695-5608	Email	scott@acadiapinehurst.com
Signature	