

Material Fact Disclosure

Property Address _____

Regarding the property identified above, including the lot, other improvements, and fixtures located thereon:

Do you know of any pending, planned or proposed changes in any of the following

YES

NO

- * Annexation of this property by any governmental authority.
- * Change in public school zones or student assignment.

✓

Do you know of any pending, planned or proposed changes in any of the following areas in a proximity to the property that could possibly have an adverse impact?

- * Additions or deletions of any streets, roads or highways.
- * Change in the use of other property.

✓

Are you aware of any of the following?

- * Filled areas on the property including but not limited to ponds, lakes or gullies
- * Wells on the property that are not now the primary source of water to the residence

✓

Is the property described above involved in any form of Home Owners Association?

✓

If YES, please provide the following information:

Name of association _____ Contact Person _____

Mailing Address _____ Telephone _____

_____ The dues amount is \$ _____

and is paid _____ (monthly, quarterly, annually, etc) and covers the following:

Are you aware of any other items not otherwise disclosed that could be considered a material fact or that you would want to know if you were considering the purchase of this property? _____

*Please use separate sheet to give specific details to any Yes answer listed above.

We hereby certify that in addition to the disclosures made on the State of North Carolina Residential Property Disclosure Statement this is a complete list of all additional material facts known to us that may affect the value of the property listed above and should be disclosed to any potential buyer.

Ann S. Brubaker 5-2-2023

Seller _____ Date _____ Seller _____ Date _____

The items listed above are known material facts pertinent to the property or neighborhood. It is understood that Realty One sales associates cannot advise on matters outside the scope of his/her real estate license. I have been advised to fully explore the impact of any existing restrictive covenants, planned or proposed construction of roads, highways or additional infrastructure, planned or proposed zoning changes adjacent land use and/or environmental hazards.

I realize that if the home I am purchasing does not have a warranty I may purchase my own warranty. I understand that the sales associate and/or Realty One are not responsible for any builder and/or developer warranties that may apply to the purchase of a new home. Realty One may be the marketing agent for many new homes and subdivisions but the responsibilities of Realty One are limited to the marketing of the property and Realty One assumes no responsibility on behalf of the builder/developer.

Buyer _____ Date _____ Buyer _____ Date _____

Selling Agent _____ Date _____