



STATE OF NORTH CAROLINA  
RESIDENTIAL PROPERTY AND OWNERS' ASSOCIATION DISCLOSURE STATEMENT

Instructions to Property Owners

- The Residential Property Disclosure Act (G.S. 47E) ("Disclosure Act") requires owners of residential real estate (single-family homes, individual condominiums, townhouses, and the like, and buildings with up to four dwelling units) to furnish buyers a Residential Property and Owners' Association Disclosure Statement ("Disclosure Statement"). This form is the only one approved for this purpose. A disclosure statement must be furnished in connection with the sale, exchange, option, and sale under a lease with option to purchase where the tenant does not occupy or intend to occupy the dwelling. A disclosure statement is not required for some transactions, including the first sale of a dwelling which has never been inhabited and transactions of residential property made pursuant to a lease with option to purchase where the lessee occupies or intends to occupy the dwelling. For a complete list of exemptions, see G.S. 47E-2.
- You must respond to each of the questions on the following pages of this form by filling in the requested information or by placing a check (✓) in the appropriate box. In responding to the questions, you are only obligated to disclose information about which you have actual knowledge.
  - If you check "Yes" for any question, you must explain your answer and either describe any problem or attach a report from an attorney, engineer, contractor, pest control operator or other expert or public agency describing it. If you attach a report, you will not be liable for any inaccurate or incomplete information contained in it so long as you were not grossly negligent in obtaining or transmitting the information.
  - If you check "No," you are stating that you have no actual knowledge of any problem. If you check "No" and you know there is a problem, you may be liable for making an intentional misstatement.
  - If you check "No Representation," you are choosing not to disclose the conditions or characteristics of the property, even if you have actual knowledge of them or should have known of them.
  - If you check "Yes" or "No" and something happens to the property to make your Disclosure Statement incorrect or inaccurate (for example, the roof begins to leak), you must promptly give the buyer a corrected Disclosure Statement or correct the problem.
- If you are assisted in the sale of your property by a licensed real estate broker, you are still responsible for completing and delivering the Disclosure Statement to the buyers; and the broker must disclose any material facts about your property which he or she knows or reasonably should know, regardless of your responses on the Disclosure Statement.
- You must give the completed Disclosure Statement to the buyer no later than the time the buyer makes an offer to purchase your property. If you do not, the buyer can, under certain conditions, cancel any resulting contract (See "Note to Buyers" below). You should give the buyer a copy of the Disclosure Statement containing your signature and keep a copy signed by the buyer for your records.

**Note to Buyer:** If the owner does not give you a Residential Property and Owners' Association Disclosure Statement by the time you make your offer to purchase the property, you may under certain conditions cancel any resulting contract without penalty to you as the buyer. 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 the 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.

5. In the space below, type or print in ink the address of the property (sufficient to identify it) and your name. Then sign and date.  
 Property Address: 2546 US Highway 601 S, Mocksville, NC 27028  
 Owner's Name(s): Margie Beauchamp, Heirs

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

Owner Signature:  Date 6/24/2024  
 Owner Signature: Additional Signatures Page Attached Date \_\_\_\_\_

*Buyers 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 owners or owners' agents; that it is not a substitute for any inspections they may wish to obtain; and that the representations are made by the owners and not the owners' agents or subagents. Buyers are strongly encouraged to obtain their own inspections from a licensed home inspector or other professional. As used herein, words in the plural include the singular, as appropriate.*

Buyer Signature: \_\_\_\_\_ Date \_\_\_\_\_  
 Buyer Signature: \_\_\_\_\_ Date \_\_\_\_\_

Property Address/Description: 2546 US Highway 601 S, Mocksville, NC 27028  
5746-41-7408

The following questions address the characteristics and condition of the property identified above about which the owner has *actual knowledge*. Where the question refers to "dwelling," it is intended to refer to the dwelling unit, or units if more than one, to be conveyed with the property. The term "dwelling unit" refers to any structure intended for human habitation.

- |   | Yes                      | No                       | Representation                      |
|---|--------------------------|--------------------------|-------------------------------------|
| 1. In what year was the dwelling constructed? _____<br>Explain if necessary: _____  |                          |                          | <input checked="" type="checkbox"/> |
| 2. Is there any problem, malfunction or defect with the dwelling's foundation, slab, fireplaces/chimneys, floors, windows (including storm windows and screens), doors, ceilings, interior and exterior walls, attached garage, patio, deck or other structural components including any modifications to them? _____   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. The dwelling's exterior walls are made of what type of material? <input type="checkbox"/> Brick Veneer <input type="checkbox"/> Wood <input type="checkbox"/> Stone <input type="checkbox"/> Vinyl<br><input type="checkbox"/> Synthetic Stucco <input type="checkbox"/> Composition/Hardboard <input type="checkbox"/> Concrete <input type="checkbox"/> Fiber Cement <input type="checkbox"/> Aluminum <input type="checkbox"/> Asbestos<br><input type="checkbox"/> Other _____ (Check all that apply)          |                          |                          | <input checked="" type="checkbox"/> |
| 4. In what year was the dwelling's roof covering installed? _____ (Approximate if no records are available) Explain if necessary: _____   |                          |                          | <input checked="" type="checkbox"/> |
| 5. Is there any leakage or other problem with the dwelling's roof? _____  |                          |                          | <input checked="" type="checkbox"/> |
| 6. Is there any water seepage, leakage, dampness or standing water in the dwelling's basement, crawl space, or slab? _____  |                          |                          | <input checked="" type="checkbox"/> |
| 7. Is there any problem, malfunction or defect with the dwelling's electrical system (outlets, wiring, panel, switches, fixtures, generator, etc.)? _____   |                          |                          | <input checked="" type="checkbox"/> |
| 8. Is there any problem, malfunction or defect with the dwelling's plumbing system (pipes, fixtures, water heater, etc.)? _____   |                          |                          | <input checked="" type="checkbox"/> |
| 9. Is there any problem, malfunction or defect with the dwelling's heating and/or air conditioning? _____   |                          |                          | <input checked="" type="checkbox"/> |
| 10. What is the dwelling's heat source? <input type="checkbox"/> Furnace <input type="checkbox"/> Heat Pump <input type="checkbox"/> Baseboard <input type="checkbox"/> Other _____<br>(Check all that apply) Age of system: _____  |                          |                          | <input checked="" type="checkbox"/> |
| 11. What is the dwelling's cooling source? <input type="checkbox"/> Central Forced Air <input type="checkbox"/> Wall/Window Unit(s) <input type="checkbox"/> Other _____<br>(Check all that apply) Age of system: _____   |                          |                          | <input checked="" type="checkbox"/> |
| 12. What are the dwelling's fuel sources? <input type="checkbox"/> Electricity <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> Oil <input type="checkbox"/> Other _____<br>(Check all that apply)  |                          |                          | <input checked="" type="checkbox"/> |
| If the fuel source is stored in a tank, identify whether the tank is <input type="checkbox"/> above ground or <input type="checkbox"/> below ground, and whether the tank is <input type="checkbox"/> leased by seller or <input type="checkbox"/> owned by seller. (Check all that apply) _____  |                          |                          | <input checked="" type="checkbox"/> |
| 13. What is the dwelling's water supply source? <input type="checkbox"/> City/County <input type="checkbox"/> Community System <input type="checkbox"/> Private Well <input type="checkbox"/> Shared Well <input type="checkbox"/> Other _____ (Check all that apply)   |                          |                          | <input checked="" type="checkbox"/> |
| 14. The dwelling's water pipes are made of what type of material? <input type="checkbox"/> Copper <input type="checkbox"/> Galvanized <input type="checkbox"/> Plastic <input type="checkbox"/> Polybutylene <input type="checkbox"/> Other _____ (Check all that apply)  |                          |                          | <input checked="" type="checkbox"/> |
| 15. Is there any problem, malfunction or defect with the dwelling's water supply (including water quality, quantity, or water pressure)? _____  |                          |                          | <input checked="" type="checkbox"/> |
| 16. What is the dwelling's sewage disposal system? <input type="checkbox"/> Septic Tank <input type="checkbox"/> Septic Tank with Pump <input type="checkbox"/> Community System <input type="checkbox"/> Connected to City/County System <input type="checkbox"/> City/County System available <input type="checkbox"/> Straight pipe (wastewater does not go into a septic or other sewer system [note: use of this type of system violates state law]) <input type="checkbox"/> Other _____ (Check all that apply) |                          |                          | <input checked="" type="checkbox"/> |
| 17. If the dwelling is serviced by a septic system, do you know how many bedrooms are allowed by the septic system permit?<br>If your answer is "yes," how many bedrooms are allowed? _____ <input type="checkbox"/> No records available   |                          |                          | <input checked="" type="checkbox"/> |
| 18. Is there any problem, malfunction or defect with the dwelling's sewer and/or septic system? _____   |                          |                          | <input checked="" type="checkbox"/> |
| 19. Is there any problem, malfunction or defect with the dwelling's central vacuum, pool, hot tub, spa, attic fan, exhaust fan, ceiling fans, sump pump, irrigation system, TV cable wiring or satellite dish, garage door openers, gas logs, or other systems? _____   |                          |                          | <input checked="" type="checkbox"/> |
| 20. Is there any problem, malfunction or defect with any appliances that may be included in the conveyance (range/oven, attached microwave, hood/fan, dishwasher, disposal, etc.)? _____  |                          |                          | <input checked="" type="checkbox"/> |

Buyer Initials and Date \_\_\_\_\_ Owner Initials and Date <sup>DS</sup> JB 6/24/2024

Buyer Initials and Date \_\_\_\_\_ Owner Initials and Date **Additional Signatures Page Attached**

- |   | Yes                      | No                       | Representation                      |
|---|--------------------------|--------------------------|-------------------------------------|
| 21. Is there any problem with present infestation of the dwelling, or damage from past infestation of wood destroying insects or organisms which has not been repaired?.....  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 22. Is there any problem, malfunction or defect with the drainage, grading or soil stability of the property? .....   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 23. Are there any structural additions or other structural or mechanical changes to the dwelling(s) to be conveyed with the property?.....  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 24. Is the property to be conveyed in violation of any local zoning ordinances, restrictive covenants, or other land-use restrictions, or building codes (including the failure to obtain proper permits for room additions or other changes/improvements)? .....   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 25. Are there any hazardous or toxic substances, materials, or products (such as asbestos, formaldehyde, radon gas, methane gas, lead-based paint) which exceed government safety standards, any debris (whether buried or covered) or underground storage tanks, or any environmentally hazardous conditions (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"/> |
| 26. Is there any noise, odor, smoke, etc. from commercial, industrial, or military sources which affects the property? .....  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 27. Is the property subject to any utility or other easements, shared driveways, party walls or encroachments from or on adjacent property?.....  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 28. Is the property the subject of any lawsuits, foreclosures, bankruptcy, leases or rental agreements, judgments, tax liens, proposed assessments, mechanics' liens, materialmen's liens, or notices from any governmental agency that could affect title to the property?.....  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 29. Is the property subject to a flood hazard or is the property located in a federally-designated flood hazard area? .....   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 30. Does the property abut or adjoin any private road(s) or street(s)?.....   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 31. If there is a private road or street adjoining the property, is there in existence any owners' association or maintenance agreements dealing with the maintenance of the road or street?.....   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
- If you answered "yes" to any of the questions listed above (1-31) please explain (attach additional sheets if necessary):**
- 
- 

In lieu of providing a written explanation, you may attach a written report to this Disclosure Statement by a public agency, or by an attorney, engineer, land surveyor, geologist, pest control operator, contractor, home inspector, or other expert, dealing with matters within the scope of that public agency's functions or the expert's license or expertise.

**The following questions pertain to the property identified above, including the lot to be conveyed and any dwelling unit(s), sheds, detached garages, or other buildings located thereon.**

- |  | Yes                      | No                       | Representation                      |
|--|--------------------------|--------------------------|-------------------------------------|
| 32. Is the property subject to governing documents which impose various mandatory covenants, conditions, and restrictions upon the lot or unit?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
- If you answered "yes" to the question above, please explain (attach additional sheets if necessary):**
- 

33. 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 your answer is "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]:

• (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 \_\_\_\_\_

• (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 \_\_\_\_\_

Buyer Initials and Date \_\_\_\_\_ Owner Initials and Date JB 6/24/2024  
 Buyer Initials and Date \_\_\_\_\_ Owner Initials and Date **Additional Signatures Page Attached**

\*If you answered "Yes" to question 33 above, you must complete the remainder of this Disclosure Statement. If you answered "No" or "No Representation" to question 33 above, you do not need to answer the remaining questions on this Disclosure Statement. Skip to the bottom of the last page and initial and date the page.

Yes No Representation

34. Are any fees 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 your answer is "yes," please state the amount of the fees: \_\_\_\_\_

35. As of the date this Disclosure Statement is signed, are there any dues, fees, or special assessments which have been duly approved as required by the applicable declaration or bylaws, and that are payable to an association to which the lot is subject? If your answer is "yes," please state the nature and amount of the dues, fees, or special assessments to which the property is subject: \_\_\_\_\_

36. As of the date this Disclosure Statement is signed, are there any unsatisfied judgments against, or pending lawsuits involving the property or lot to be conveyed? If your answer is "yes," please state the nature of each pending lawsuit, and the amount of each unsatisfied judgment: \_\_\_\_\_

37. As of the date this Disclosure Statement is signed, are there any unsatisfied judgments against, or pending lawsuits involving the planned community or the association to which the property and lot are subject, with the exception of any action filed by the association for the collection of delinquent assessments on lots other than the property and lot to be conveyed? If your answer is "yes," please state the nature of each pending lawsuit, and the amount of each unsatisfied judgment: \_\_\_\_\_

38. Which of the following services and amenities are paid for by the owners' association(s) identified above out of the association's regular assessments ("dues")? (Check all that apply).

Yes No Representation

- Management Fees.....
- Exterior Building Maintenance of Property to be Conveyed.....
- Master Insurance.....
- Exterior Yard/Landscaping Maintenance of Lot to be Conveyed.....
- Common Areas Maintenance.....
- Trash Removal.....
- Recreational Amenity Maintenance (specify amenities covered).....
- Pest Treatment/Extermination.....
- Street Lights.....
- Water.....
- Sewer.....
- Storm water Management/Drainage/Ponds.....
- Internet Service.....
- Cable.....
- Private Road Maintenance.....
- Parking Area Maintenance.....
- Gate and/or Security.....
- Other: (specify) \_\_\_\_\_

Buyer Initials and Date \_\_\_\_\_ Owner Initials and Date JB 6/24/2024

Buyer Initials and Date \_\_\_\_\_ Owner Initials and Date **Additional Signatures Page Attached**

**ADDITIONAL SIGNATURES ADDENDUM**

[Consult "Guidelines" (Form 3G) for guidance in completing this form]

NOTE: This form should not be used to add new parties after a contract has been formed

Property Address: 2546 US Highway 601 S , Mocksville, NC 27028

This ADDITIONAL SIGNATURES ADDENDUM is attached to and made a part of the following named document including any addendum listed here (*describe form and addendum by name*) **Exclusive Right to Sell Listing Agreement, Residential Property Disclosure Statement, Mineral and Oil and Gas Rights, Lead Based Paint Addendum, Working with Agents, Material Fact Disclosures** ("Document").

The number of parties who need to sign the Document exceed the space provided in the Document. The sole purpose of this Addendum is to provide additional spaces for the identification and signature of the Document by all necessary parties.

By signing this Addendum, each of the additional parties named below acknowledges receipt of the Document and agrees to be bound by all the terms, conditions and/or other provisions contained in the Document.

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.

Party Name (print): **Merlene Boger**       Buyer  Seller  Other: \_\_\_\_\_  
 Signature: \_\_\_\_\_  
DocuSigned by:  
Merlene Boger  
713EE64B23414      Date: 7/3/2024

Party Name (print): **Misty Beauchamp**       Buyer  Seller  Other: \_\_\_\_\_  
 Signature: \_\_\_\_\_  
DocuSigned by:  
Misty Beauchamp  
148D50C093765      Date: 6/26/2024

Party Name (print): **Jeff Beauchamp**       Buyer  Seller  Other: \_\_\_\_\_  
 Signature: \_\_\_\_\_  
DocuSigned by:  
Jeff Beauchamp  
DCA155C3A4469      Date: 6/21/2024

Party Name (print): **Carolyn Head Newell**       Buyer  Seller  Other: \_\_\_\_\_  
 Signature: \_\_\_\_\_  
DocuSigned by:  
Carolyn H. Newell  
91E6C9A7D2E43      Date: 6/24/2024

Party Name (print): **Crystal Head Lloyd Cockman**       Buyer  Seller  Other: \_\_\_\_\_  
 Signature: \_\_\_\_\_  
DocuSigned by:  
Crystal Lloyd Cockman  
D09767C932629      Date: 6/24/2024

Party Name (print): **Eric Head**       Buyer  Seller  Other: \_\_\_\_\_  
 Signature: \_\_\_\_\_  
DocuSigned by:  
Eric W. Head  
1FEDC45F8236F      Date: 6/24/2024

Party Name (print): **Randi Sue Puckett**       Buyer  Seller  Other: \_\_\_\_\_  
 Signature: \_\_\_\_\_  
DocuSigned by:  
Randi Sue Puckett  
8E9D74E9346E      Date: 6/24/2024

Party Name (print): \_\_\_\_\_       Buyer  Seller  Other: \_\_\_\_\_  
 Signature: \_\_\_\_\_      Date: \_\_\_\_\_

Entity Party Name (print): \_\_\_\_\_  
By: \_\_\_\_\_

Signature of authorized representative \_\_\_\_\_ Date \_\_\_\_\_  
Print name and title \_\_\_\_\_  
 Buyer  Seller  Other: \_\_\_\_\_

Entity Party Name (print): \_\_\_\_\_  
By: \_\_\_\_\_

Signature of authorized representative \_\_\_\_\_ Date \_\_\_\_\_  
Print name and title \_\_\_\_\_  
 Buyer  Seller  Other: \_\_\_\_\_



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



STANDARD FORM 3-T  
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**ADDITIONAL SIGNATURES ADDENDUM**

[Consult "Guidelines" (Form 3G) for guidance in completing this form]

NOTE: This form should not be used to add new parties after a contract has been formed

Property Address: 2546 US Highway 601 S , Mocksville, NC 27028

This ADDITIONAL SIGNATURES ADDENDUM is attached to and made a part of the following named document including any addendum listed here (*describe form and addendum by name*) **Exclusive Right to Sell Listing Agreement, Residential Property Disclosure Statement, Mineral and Oil and Gas Rights, Lead Based Paint Addendum, Working with Agents, Material Fact Disclosures** ("Document").

The number of parties who need to sign the Document exceed the space provided in the Document. The sole purpose of this Addendum is to provide additional spaces for the identification and signature of the Document by all necessary parties.

By signing this Addendum, each of the additional parties named below acknowledges receipt of the Document and agrees to be bound by all the terms, conditions and/or other provisions contained in the Document.

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.

Party Name (print): **Merlene Boger**       Buyer  Seller  Other: \_\_\_\_\_  
 Signature: \_\_\_\_\_  
DocuSigned by: MARLENE BOGER  
AT 55E64823414      Date: 7/3/2024

Party Name (print): **Misty Beauchamp**       Buyer  Seller  Other: \_\_\_\_\_  
 Signature: \_\_\_\_\_  
DocuSigned by: Misty Beauchamp  
138D90C00018C      Date: 6/26/2024

Party Name (print): **Jeff Beauchamp**       Buyer  Seller  Other: \_\_\_\_\_  
 Signature: \_\_\_\_\_  
DocuSigned by: Jeff Beauchamp  
DCA155C3A1469      Date: 6/21/2024

Party Name (print): **Carolyn Head Newell**       Buyer  Seller  Other: \_\_\_\_\_  
 Signature: \_\_\_\_\_  
DocuSigned by: Carolyn H. Newell  
91E6C4AFD2E43      Date: 6/24/2024

Party Name (print): **Crystal Head Lloyd Cockman**       Buyer  Seller  Other: \_\_\_\_\_  
 Signature: \_\_\_\_\_  
DocuSigned by: Crystal Lloyd Cockman  
09891CF0582670      Date: 6/24/2024

Party Name (print): **Eric Head**       Buyer  Seller  Other: \_\_\_\_\_  
 Signature: \_\_\_\_\_  
DocuSigned by: Eric H. Head  
1FED2A5F838F6      Date: 6/24/2024

Party Name (print): **Randi Sue Puckett**       Buyer  Seller  Other: \_\_\_\_\_  
 Signature: \_\_\_\_\_  
DocuSigned by: Randi Sue Puckett  
8E9D674E931E6      Date: 6/24/2024

Party Name (print): \_\_\_\_\_  
 Signature: \_\_\_\_\_

Entity Party Name (print): \_\_\_\_\_  
 By: \_\_\_\_\_

Signature of authorized representative \_\_\_\_\_ Date \_\_\_\_\_  
 Print name and title \_\_\_\_\_  
 Buyer  Seller  Other: \_\_\_\_\_

Entity Party Name (print): \_\_\_\_\_  
 By: \_\_\_\_\_

Signature of authorized representative \_\_\_\_\_ Date \_\_\_\_\_  
 Print name and title \_\_\_\_\_  
 Buyer  Seller  Other: \_\_\_\_\_

 **REALTORS®**

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

**STANDARD FORM 3-T**  
**Revised 7/2020**  
**© 7/2023**

### LEAD-BASED PAINT OR LEAD-BASED PAINT HAZARD ADDENDUM

Property: 2546 US Highway 601 S, Mocksville, NC 27028

Seller: Margie Beauchamp, Heirs

Buyer: \_\_\_\_\_

This Addendum is attached to and made a part of the Offer to Purchase and Contract ("Contract") between Seller and Buyer for the Property.

During the Due Diligence Period, Buyer shall have the right to obtain a risk assessment or inspection of the Property for the presence of lead-based paint and/or lead-based paint hazards\* at Buyer's expense. Buyer may waive the right to obtain a risk assessment or inspection of the Property for the presence of lead-based paint and/or lead-based paint hazards at any time without cause.

**\*Intact lead-based paint that is in good condition is not necessarily a hazard. See EPA pamphlet "Protect Your Family From Lead in Your Home" for more information.**

#### Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards

##### Lead Warning Statement

*Every Buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based hazards is recommended prior to purchase.*

##### Seller's Disclosure (initial)



(a)

Presence of lead-based paint and/or lead-based paint hazards (check one below):

Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).



(b)

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

Records and reports available to the Seller (check one)

Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

##### Buyer's Acknowledgement (initial)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(c)

Buyer acknowledges receipt of Seller's statement set forth in (a) above, and copies of the records/reports listed in (b) above, if any.

(d)

Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e)

Buyer (check one below):

- Accepts the opportunity during the Due Diligence Period to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
- Waives the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.



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



STANDARD FORM 2A9-T  
Revised 7/2021  
© 7/2023

Buyer Initials \_\_\_\_\_

Seller Initials \_\_\_\_\_





**Agent's Acknowledgment (initial)**

JL (f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

**Certification of Accuracy**

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

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: \_\_\_\_\_

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

Buyer: \_\_\_\_\_

Seller: Jeff Braudlewy  
DocuSigned by:  
JEFFBRAUDLEWY

Seller: **SEE ADDITIONAL SIGNATURES PAGE**

**Margie Beauchamp, Heirs**

Date: **6/24/2024**

Entity Buyer: \_\_\_\_\_

(Name of LLC/Corporation/Partnership/Trust/etc.)

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Entity Seller: \_\_\_\_\_

(Name of LLC/Corporation/Partnership/Trust/etc.)

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Selling Agent: \_\_\_\_\_

Date: \_\_\_\_\_

Listing Agent: Jon Starnes/Ralph Harding  
DocuSigned by:  
JON STARNES

Date: **6/21/2024**

**ADDITIONAL SIGNATURES ADDENDUM**

[Consult "Guidelines" (Form 3G) for guidance in completing this form]

NOTE: This form should not be used to add new parties after a contract has been formed

Property Address: 2546 US Highway 601 S., Mocksville, NC 27028

This ADDITIONAL SIGNATURES ADDENDUM is attached to and made a part of the following named document including any addendum listed here (*describe form and addendum by name*) Exclusive Right to Sell Listing Agreement, Residential Property Disclosure Statement, Mineral and Oil and Gas Rights, Lead Based Paint Addendum, Working with Agents, Material Fact Disclosures ("Document").

The number of parties who need to sign the Document exceed the space provided in the Document. The sole purpose of this Addendum is to provide additional spaces for the identification and signature of the Document by all necessary parties.

By signing this Addendum, each of the additional parties named below acknowledges receipt of the Document and agrees to be bound by all the terms, conditions and/or other provisions contained in the Document.

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.

Party Name (print): Merlene Boger  Buyer  Seller  Other: \_\_\_\_\_

Signature: \_\_\_\_\_ DocuSigned by: Murriel Boyer 1736E64023414 Date: 7/3/2024

Party Name (print): Misty Beauchamp  Buyer  Seller  Other: \_\_\_\_\_

Signature: \_\_\_\_\_ DocuSigned by: Misty Beauchamp 139160C0918FC Date: 6/26/2024

Party Name (print): Jeff Beauchamp  Buyer  Seller  Other: \_\_\_\_\_

Signature: \_\_\_\_\_ DocuSigned by: Jeff Beauchamp 0C4195E6A4406 Date: 6/21/2024

Party Name (print): Carolyn Head Newell  Buyer  Seller  Other: \_\_\_\_\_

Signature: \_\_\_\_\_ DocuSigned by: Carolyn H. Newell 91E6C9A7D3E43 Date: 6/24/2024

Party Name (print): Crystal Head Lloyd Cockman  Buyer  Seller  Other: \_\_\_\_\_

Signature: \_\_\_\_\_ DocuSigned by: Crystal Lloyd Cockman 0B097C0565230 Date: 6/24/2024

Party Name (print): Eric Head  Buyer  Seller  Other: \_\_\_\_\_

Signature: \_\_\_\_\_ DocuSigned by: Eric H. Head 1FEC2A9F6234F Date: 6/24/2024

Party Name (print): Randi Sue Puckett  Buyer  Seller  Other: \_\_\_\_\_

Signature: \_\_\_\_\_ DocuSigned by: Randi Sue Puckett 1E0D97F0593E6 Date: 6/24/2024

Party Name (print): \_\_\_\_\_  Buyer  Seller  Other: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Entity Party Name (print): \_\_\_\_\_

By: \_\_\_\_\_ Signature of authorized representative \_\_\_\_\_ Date \_\_\_\_\_

Print name and title \_\_\_\_\_

Buyer  Seller  Other: \_\_\_\_\_

Entity Party Name (print): \_\_\_\_\_

By: \_\_\_\_\_ Signature of authorized representative \_\_\_\_\_ Date \_\_\_\_\_

Print name and title \_\_\_\_\_

Buyer  Seller  Other: \_\_\_\_\_



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



STANDARD FORM 3-T  
Revised 7/2020  
© 7/2023

## COOPERATING COMPENSATION AGREEMENT

**NOTE:** Only use this form to create an agreement for cooperating compensation if a seller is represented by a licensed real estate broker. Use Form 150 instead of this form if you are creating a compensation agreement with an unrepresented seller.

**DO NOT UPLOAD THIS FORM TO THE MLS**

“Seller” : Margie Beauchamp, Heirs

“Buyer” :

“Property” : 2546 US Highway 601 S Mocksville, NC 27028

1. **FEE:** (Check Only One)  Seller or  Listing Firm agrees to pay Selling Firm cooperating compensation as follows (the “Fee”), subject to the terms of this agreement:

\_\_\_\_\_% of the gross sales price;  
 A flat fee of \$ \_\_\_\_\_; or,  
 Other: \_\_\_\_\_

2. **PAYMENT OF THE FEE:**

- a. The Fee will be earned by the Selling Firm upon both Buyer and Seller signing a written contract for the sale of the Property (the “Contract”) during the term of this agreement. The Fee will be due and payable to Selling Firm when the Buyer, any authorized assignees of Buyer, or any party authorized by Buyer and Seller under the Contract or any amendment thereto, closes on the purchase of the Property.
- b. The Fee will be paid at closing , as defined in the Contract , unless otherwise agreed.

3. **CONDITIONS OF PAYMENT:**

- a. It is agreed the Buyer and Selling Firm shall fully explore the impact of any and all existing restrictive covenants, homeowners association cost, restrictions or planned assessments, planned or proposed construction of roads, highways, or additional infrastructure, as well as planned or proposed zoning changes, zoning violations, changes to adjacent land uses or any environmental hazards, encroachments or easements, square footage of dwelling or dwellings, age of systems, acreage, lack of proper permitting to structural additions, repairs, or any other improvements..
- b. The Listing Firm accepts no liability from Buyers or Selling agents failure to fully execute due diligence on these or any other matter and shall constitute a breach of this agreement.

4. **TERM, EFFECTIVENESS, AND EXPIRATION:** This agreement shall be effective when signed by Seller or Listing Firm, as applicable, and Selling Firm. This agreement will terminate upon the earlier of closing, as defined in the Contract, or \_\_\_\_\_, 20\_\_\_\_, unless the Fee has been earned prior to such date. If the Fee has been earned prior to the expiration date in this paragraph, then this agreement shall not terminate and it will continue to be in full force and effect until closing, as defined in the Contract, or until the Contract is terminated, so long as such termination is not a result of Seller’s breach.

5. **MERGER, MODIFICATION, ASSIGNMENT, ENFORCEMENT, AND GOVERNING LAW:** This Agreement represents the entire agreement of the parties hereto. All prior understandings and agreements are merged into this document. This agreement may only be modified by a written document signed by all parties, and it may not be assigned except by written consent of all parties. If legal proceedings are instituted to enforce any provision of this agreement, the prevailing party in the proceeding shall be entitled to recover from the non-prevailing party reasonable attorney’s fees and court costs incurred in connection with the proceeding. This agreement is governed by North Carolina Law.



THE NORTH CAROLINA ASSOCIATION OF REALTORS®, INC., MAKES NO REPRESENTATION AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION OF THIS FORM IN ANY SPECIFIC TRANSACTION.

<p>Date: _____</p> <p>Listing Firm: <u>The Real Estate Works</u></p> <p>Agent Name (Print): <u>Jon Bruner</u></p> <p>By: _____</p> <p>(Agent Signature)</p>	<p>Date: _____</p> <p>Selling Firm: _____</p> <p>Agent Name (Print): _____</p> <p>By: _____</p> <p>(Agent Signature)</p>
<p>Date: _____</p> <p>Seller: _____</p> <p>(Signature)</p> <p>Date: _____</p> <p>Seller: _____</p> <p>(Signature)</p> <p>Entity Seller: _____</p> <p>(Name of LLC/Corporation/Partnership/Trust/Etc.)</p> <p>By: _____</p> <p>Name (Print): _____</p> <p>Title: _____</p> <p>Date: _____</p>	<p>Date: _____</p> <p>Buyer: _____</p> <p>(Signature)</p> <p>Date: _____</p> <p>Buyer: _____</p> <p>(Signature)</p> <p>Entity Buyer: _____</p> <p>(Name of LLC/Corporation/Partnership/Trust/Etc.)</p> <p>By: _____</p> <p>Name (Print): _____</p> <p>Title: _____</p> <p>Date: _____</p>

Buyer signs to acknowledge receipt of this form and consent to the fee arrangement herein only.