



Working With Real Estate Agents Disclosure (For Sellers)

IMPORTANT

This form is not a contract. Signing this disclosure only means you have received it.

- In a real estate sales transaction, it is important that you understand whether an agent represents you.
- Real estate agents are required to (1) review this form with you at first substantial contact - before asking for or receiving your confidential information and (2) give you a copy of the form after you sign it. This is for your own protection.
- Do not share any confidential information with a real estate agent or assume that the agent is acting on your behalf until you have entered into a written agreement with the agent to represent you. Otherwise, the agent can share your confidential information with others.

Note to Agent: Check all relationship types below that may apply to this seller.

Seller's Agency (listing agent): The agent who gave you this form (and the agent's firm) must enter into a written listing agreement with you before they begin to market your property for sale. If you sign the listing agreement, the listing firm and its agents would then represent you. The buyer would either be represented by an agent affiliated with a different real estate firm or be unrepresented.

Dual Agency: Dual agency will occur if your listing firm has a buyer-client who wants to purchase your property. If you agree in a written agency agreement, the real estate firm, and any agent with the same firm (company), would be permitted to represent you and the buyer at the same time. A dual agent's loyalty would be divided between you and the buyer, but the firm and its agents must treat you and the buyer fairly and equally and cannot help you gain an advantage over the other party.

Designated Dual Agency: If you agree in a written agency agreement, the real estate firm would represent both you and the buyer, but the firm would designate one agent to represent you and a different agent to represent the buyer. Each designated agent would be loyal only to their client.

Buyer Agent Working with an Unrepresented Seller (For Sale By Owner, "FSBO"): The agent who gave you this form will not be representing you and has no loyalty to you. The agent will represent only the buyer. Do not share any confidential information with this agent.

Note to Seller: For more information on an agent's duties and services, refer to the NC Real Estate Commission's "Questions and Answers on: Working With Real Estate Agents" brochure at ncrec.gov (Publications, Q&A Brochures) or ask an agent for a copy of it.

Christina Deprez
Seller's Signature

Christina Deprez
Print Name

Seller's Signature

Print Name

Date

Brooke Gelhaus
Agent's Name

352774
Agent's License No.

Compass
Firm Name

EXCLUSIVE RIGHT TO SELL LISTING AGREEMENT

This Agreement is between Christina Deprez ("Seller") and Compass ("Firm").

1. **Services Provided:** Seller hires Firm as an exclusive agent to help Seller sell the Property, defined below. Seller agrees to cooperate with Firm and agrees that all leads, prospective buyers, marketing (as defined below), offers, negotiations, contracts, inspections, appointments, and any other activities (the "Services") in connection with selling the Property will be facilitated by and through Firm only. Firm will act in the best interest of Seller. Firm may assign other agents in Firm to provide the Services at any time.

2. **Term of Agreement:** Unless the box below is checked, this Agreement will be effective when signed by Seller and Firm. It will expire at 11:59 p.m. on 02/19/2027 ("Expiration Date").

Existing Agency: The Property is currently listed for sale exclusively with another firm. The listing agreement expires on _____. This Agreement will become effective immediately when current listing agreement ends.

3. **"Property":** Street Address: 6720 Mebane Oaks Rd
 City: Mebane Zip: 27302 County: Alamance, NC
 Lot/Unit _____, Block/Section _____, Subdivision/Condominium _____
 Plat Book/Slide _____ at Page(s) _____ PIN/PID: 9820424321
 Other description: E/S SR 1007 P27/79 & B ERIC KNIGHT P121/3
 Some or all of the Property may be described in Deed Book _____ at Page _____
 The Property shall include all the above real estate described together with all appurtenances thereto including the improvements located thereon and the Fixtures as defined below.

Additional Parcels: If additional parcels are part of this Agreement, they are described in an attached exhibit, and the term "Property" will include all the additional parcels in the exhibit.

4. **"Fixtures":** Unless excluded in subsections (b) and (c) below, all the items below existing on the Property and all existing fixtures will be included in the sale of the Property as part of the purchase price and free of liens. The bulleted items below include both traditional and "smart" versions as well as any dedicated or related equipment and remote-control devices.

- Alarm and security systems (attached) for security, fire, smoke, carbon monoxide or other toxins with all related access codes, sensors, cameras, dedicated monitors, hard drives, video recorders, power supplies and cables; doorbells/chimes
- All stoves/ranges/ovens; built-in appliances; attached microwave oven; vent hood
- Antennas; satellite dishes and receivers
- Basketball goals and play equipment (permanently attached or in-ground)
- Ceiling and wall-attached fans; light fixtures (including existing bulbs)
- Exercise equipment/devices that are attached
- Fireplace insert; gas logs or starters; attached fireplace screens; wood or coal stoves
- Floor coverings (attached)
- Garage door openers
- Generators that are permanently wired
- Thermostats
- Storage shed; utility building
- Solar electric and solar water heating systems
- Electric vehicle chargers
- Invisible fencing with power supply
- Landscape and outdoor trees and plants (except in moveable containers); raised garden; landscape and foundation lighting; outdoor sound systems; permanent irrigation systems; rain barrels; landscape water features; address markers
- Mailboxes; mounted package and newspaper receptacles
- Mirrors attached to walls, ceilings, cabinets or doors; all bathroom wall mirrors
- Swimming pools; spas; hot tubs (excluding inflatable pools, spas, and hot tubs)
- Sump-pumps, radon fans and crawlspace ventilators; de-humidifiers that are permanently wired
- Surface-mounting brackets for television and speakers; recess-mounted speakers; mounted intercom system
- Window/Door blinds and shades; curtain/drapery rods and brackets; door and window screens and combination doors; awnings and storm windows
- Water supply equipment, including filters, conditioning and softener systems; re-circulating pumps; well pumps and tanks



- a. **Duty to Unpair and Delete Data:** Prior to Closing, Seller must “unpair” from any devices that will be delivered to a buyer. This includes, but is not limited to, hubs, virtual assistants, mobile devices, and vehicles. Seller must delete any personal data and restore all devices to factory default settings unless otherwise agreed. Seller’s duty will survive Closing.
- b. **Items Leased or Not Owned:** Any item which is leased or not owned by Seller, such as satellite dishes, appliances, solar panels, electric car chargers, and alarm systems must be identified here and will not convey: _____

 Except for any leased fuel tank identified in section 13(s), Seller understands that if a leased item is not excluded here, but otherwise subject to being conveyed to a buyer in a purchase contract, then Seller must convey the item to the buyer at closing free of liens.
- c. **Other Excluded Items:** The following will also be excluded from the sale of the Property: _____

- d. **Personal Property:** The following personal property present on the Property on the date of the offer shall be transferred to a buyer at no value at closing: _____

5. **Listing Price:** Seller agrees to list the Property for \$ 2,395,000.-. Seller will accept payment from a buyer on the following terms (check all that apply): Cash FHA VA USDA Conventional Loan Assumption Seller Financing Other: _____
 Seller agrees to sell the Property for the listing price or any other price or terms Seller may accept.
6. **Marketing:** Firm will use its best efforts to find a ready, able, and willing buyer. Unless otherwise directed below, Firm will begin marketing on (insert date) 02/19/2026 (“Marketing Date”).
- a. Seller authorizes Firm to (initial only one option):
- _____ **Public Marketing:** Firm will submit the Property to listing services and market the Property to the general public. Seller authorizes Firm to provide any information a listing service may request to the listing service. Seller in particular authorizes:
- “Coming Soon” Advertising.** Firm will advertise the Property as “coming soon” in accordance with any rules applicable to such marketing. The status of the Property will change to “active” on _____.
 - Signs.** Firm will place yard signs and other signage on or near the Property and remove them when the Services are complete.
 - Open Houses.** Firm will conduct open houses and coordinate dates and times with Seller.
 - General Advertising.** Unless otherwise agreed herein, Firm will advertise the Property on the internet and in other media as Firm, in its sole discretion and expertise, will direct. Seller gives Firm authorization to use, license, or sell information about the Property to others in order to provide the Services. Seller understands that the Property’s address will be visible to the public, and that Firm may not be able to limit automated valuations, distribution, or commentary concerning the Property.
- CD **Office Exclusive:** Firm will only market the Property to buyer prospects who are clients of Firm. Seller authorizes Firm to notify any listing service of this office exclusive designation, provided that the Property will not be advertised in the listing service. Seller agrees to sign any document required by the listing service to permit the Property to be marketed as office exclusive.
- b. **Lock Boxes:** Seller does does not agree to allow Firm to place a lock box on the Property for keys.
- c. **Marketing Risks:** While marketing is a critical element to allowing Firm provide the Services, it does have some risks, which include, but are not limited to: unauthorized use of keys; inability to control visitors to the Property, including the taking of photos or video; and incorrect information about the Property being published or information about the Property being misused by others. Seller understands that Firm cannot control these and other risks, and that Firm may not have control of information that may be published about the Property. Such information will therefore not be removed. Seller agrees to secure all valuables, medications, and other personal property during the term of this Agreement, and to release and discharge Firm from any liability not caused by Firm’s gross negligence arising out of marketing the Property.

d. Surveillance Devices: Seller agrees to disable any and all audio devices whenever the Property is being shown, during inspections, and any other time Firm directs. See section 14 below for more information.

7. Fees and Costs for the Services:

a. Negotiable Fee: SELLER UNDERSTANDS THAT THE AMOUNT, FORMAT, OR RATE OF REAL ESTATE COMPENSATION IS NOT FIXED BY LAW BUT IS SET BY EACH BROKER OR FIRM INDIVIDUALLY AND IS FULLY NEGOTIABLE.

b. "Firm's Fee": Seller agrees to pay Firm as follows for the Services (check all that apply):

A non-refundable retainer of \$ _____ which will be credited toward Firm's Fee at closing

3.6 % of the Property's gross sales price

A flat fee of \$ _____

Other Fee(s) (specify name and amount): _____

Firm's Fee schedule attached

c. Cooperative Compensation to Other Agents: Seller has no duty to offer compensation to an agent working with a buyer, which is commonly referred to as cooperative compensation. Firm has provided Seller with Firm's best advice on the advantages and disadvantages of offering, or not offering, cooperative compensation. Seller accordingly does does not agree to offer cooperative compensation. If Seller *does* agree, check one of the following:

Firm is authorized to offer 2.4 % of the Property's gross sales price or a flat amount of \$ _____ to a cooperating agent, such as a seller subagent or a buyer's agent. This will not be deducted from Firm's Fee. See 7(c)(i) below.

Seller may offer _____ % of the Property's gross sales price or a flat amount of \$ _____ to a cooperating agent, such as a seller subagent or a buyer's agent, directly through a separate document (such as Standard Form 220).

Firm will offer cooperative compensation as explained in Firm's attached policy.

i. If Seller authorizes Firm to offer cooperative compensation, Seller agrees that: (a) Firm may advertise and negotiate cooperative compensation on Seller's behalf; (b) any negotiated cooperative compensation must be paid by Seller to Firm at closing in addition to Firm's Fee; and (c) the negotiated cooperative compensation will be disbursed to the cooperating agent by Firm.

ii. If Seller offers cooperative compensation directly, Seller authorizes Firm to advertise the cooperative compensation. Seller agrees to pay cooperative compensation at closing in compliance with any executed cooperative compensation agreement (such as Standard Form 220).

iii. Nothing in this section will prohibit Seller from later offering to pay buyer's expenses in a purchase contract or later offering cooperative compensation directly to a cooperating agent in a separate document

d. Total Cost (optional): _____ 6%

e. Firm's Fee Earned: Except for any non-refundable retainer, Firm's Fee will be earned:

i. If a ready, able, and willing buyer is procured by Firm or a cooperating agent substantially satisfying the price and terms agreed to by Seller in this Agreement.

ii. Seller enters into a written contract ("Contract") during the term of this Agreement to sell, option, or convey the Property to a buyer.

iii. Protection Period: The fee will also be deemed earned if, within 180 days after this Agreement expires, Seller either directly or indirectly agrees to sell, option, or convey the Property to any party procured by Firm while this Agreement was in effect. Within 15 days after the Expiration Date, Firm will deliver to Seller a list of the names of parties procured by Firm to which this protection period will apply. However, if Seller signs a valid listing agreement with another real estate broker before Seller agrees to sell, option, or convey the Property, then this protection period will not apply.

f. Due and Payable: Any Firm's Fee earned will be due and payable to Firm at closing of a Contract, Seller's default on a Contract, Seller's unreasonable modification or cancellation of a Contract, or Seller's default of this Agreement (including Seller's refusal to sign an offer to purchase substantially satisfying the price and terms agreed to by Seller in this Agreement).

g. Transfer of Interest in Business Entity: If Seller is a partnership, corporation, or other business entity, and an interest in the partnership, corporation, or other business entity is transferred, whether by merger, outright purchase, or otherwise in lieu of a

sale of the Property, and applicable law does not prohibit the payment of a fee or other compensation in connection with such sale or transfer, Firm's Fee shall be calculated on the fair market value of the Property, rather than the gross sales price, multiplied by the percentage of interest so transferred, and shall be paid by Seller at the time of the transfer.

8. **Home Warranty:** Seller does does not agree to purchase a home warranty for the Property. If Seller does agree, the vendor, cost, sales tax, and Firm's compensation from vendor, if any, will not exceed: _____

9. **Pre-Marketing Home Inspection:** Seller does does not agree to obtain and pay for a pre-marketing inspection for the Property.

10. **Earnest Money Deposit and Due Diligence Fee:**

- a. Firm does does not have a trust account to hold earnest monies.
- b. If a buyer defaults on a purchase contract, Seller does does not agree to equally split any earnest money forfeited by the buyer, provided that Firm's portion will not exceed the fee agreed to in this Agreement.
- c. Any due diligence fee will be paid to either Seller or (insert other party or parties): _____
_____. Firm agrees to direct any potential buyer accordingly.
- d. Seller authorizes Firm to provide any escrow agent with Seller's mailing address.

11. **Dual Agency:** Dual agency occurs when a real estate firm represents both the seller and the buyer in a transaction. Designated dual agency is a specific type of dual agency where a firm will appoint one agent to represent only the interests of the seller and a different agent to represent only the interests of the buyer. Designated dual agency permits a firm to fully advise and advocate for both a buyer and a seller as if the appointed agents were not both affiliated with the same firm. Not every real estate firm offers dual agency or designated dual agency. Authorizations available below may vary.

- a. **Terms of Dual Agency:** If dual agency is permitted, Seller understands and agrees to the following:
 - i. Firm will act as Seller's exclusive agent up until dual agency occurs. However, in its separate representation of Seller and a buyer, Firm may obtain information which, if disclosed, could harm Seller's bargaining position.
 - ii. Seller will have to make their own decisions as to what terms will be agreed to as part of an offer to purchase unless designated dual agency is directed by Seller below.
 - iii. Unless required by law, Firm will not disclose to a buyer: that Seller may agree to a price or contract terms different than what Seller has offered; Seller's motivation for wanting to sell a property; and any other information that Seller has told Firm is confidential. Firm will similarly not reveal to Seller the same kind of information as it relates to a buyer.
 - iv. Firm will represent Seller and the buyer in a balanced and fair manner, and Firm will assist both parties in their communications regarding the transaction. However, Firm will be limited in its ability to advocate for Seller, like an exclusive agent would, unless designated dual agency is directed below.
 - v. If designated dual agency is directed, an agent in Firm will not be designated to represent Seller or the buyer if that agent has received confidential information concerning the other party.
 - vi. Seller has determined that the advantages of dual agency outweigh the disadvantages.

b. **Authorizations:** Initial only as applicable below.

_____ Firm may NOT act as a dual agent in a transaction involving Seller.

CD _____ Firm may act as a dual agent in a transaction involving Seller.

If Firm may act as a dual agent, then initial only one line below:

_____ Seller does authorize the same agent to represent both Seller and a buyer in dual agency.

_____ Seller does NOT authorize the same agent to represent both Seller and a buyer in dual agency.

CD _____ Seller does NOT authorize the same agent to represent both a buyer and Seller in dual agency and directs Firm to practice designated dual agency. If Seller directs Firm to practice designated dual agency, then Firm will practice designated dual agency unless: (i) it is not allowed under North Carolina law; or (ii) Seller authorizes Firm in writing to practice dual agency only.

c. **Material Facts:** Regardless of whether dual agency is authorized, Firm must disclose any material facts to all parties in a transaction. This duty applies whether Firm is Seller's exclusive agent or a dual agent, including designated dual agency.

d. Waiver: Should Firm become a dual agent, Seller waives all claims, damages, losses, expenses, and liabilities, other than for violations of the NC Real Estate License Law and intentional wrongful acts arising from Firm's role as a dual agent.

12. **Disclosures and Representations**: Seller agrees to update the following immediately if any changes occur. All disclosures and representations are to the best of Seller's knowledge.

- a. Seller is is not working with a relocation company.
- b. Seller has has not received sample copies of the purchase contract and professional services disclosure form.
- c. Seller has has not owned the Property for at least one year.
- d. Seller does does not own the Property. If Seller does not own the Property, Seller will provide Firm information about Seller's purchase, including a copy of any contract. Seller agrees to promptly update Firm as the purchase progresses.
- e. Seller affirms that the Property has legal access to a public right of way. If access is by other means, such as a private road or an easement, there is is not an agreement regarding maintenance of the access. Seller will promptly give Firm any documents regarding access, if any.
- f. The Property does does not have a mobile home on it that will be part of any sale. If a mobile home is on the Property, the VIN, Year, Model, and other information is as follows: _____
- g. The Property is is not subject to one or more owner's association(s). If the Property is subject to an owner's association:
Name and contact info of president or manager: _____
Website or other information: _____
Owner's Association Dues or Fees: _____
Seller must assist Firm in obtaining owner's association information.
- h. The Property is is not subject to restrictive covenants, conditions, or restrictions. Seller agrees to provide a copy of the covenants, conditions, or restrictions, if any.
- i. The Property is is not subject to a known potential or pending dispute, violation, or litigation that involves or affects Seller, the owner's association, or the Property. If the Property is, describe in detail: _____
- j. Seller is is not a foreign person as defined by the Foreign Investment in Real Property Tax Act. If Seller is not a foreign person as defined by FIRPTA, Seller agrees to provide the closing attorney with a non-foreign status affidavit (pursuant to the Foreign Investment in Real Property Tax Act). Seller acknowledges that there may be withholding as provided by the Internal Revenue Code if Seller does not provide a non-foreign status affidavit.
- k. *Flood Hazard, Wetlands, and Flood Insurance*:
 - i. The Property is is not located partly or entirely within a designated federal, state, or local flood or hazard area.
 - ii. The Property is is not affected by other water or riparian issues, such as creek buffers or wetlands.
 - iii. Seller does does not have or maintain flood insurance on the Property.
- l. The Property has has not been clad previously (either in whole or in part) with an "exterior insulating and finishing system," commonly known as "EIFS" or "synthetic stucco."
- m. The Property is is not subject to a termite bond. If there is a termite bond, the bond is is not transferable. Provide termite bond vendor information, if applicable: _____
- n. Seller is is not under bankruptcy protection. If Seller has not filed for bankruptcy as of the effective date of this Agreement, but later decides to file, Seller agrees to notify Firm immediately.
- o. The Property is is not subject to any special assessment, either approved or under consideration. If the Property is, describe in detail: _____
- p. The Property is is not subject to a deed of trust, mortgage, HELOC, or equity line of credit (even if \$0). If the Property is, provide lender name, lender contact information, and balance for each one: _____

_____. Seller also affirms unless specified otherwise in (vi) below:
 - i. Seller is current on all payments.
 - ii. Seller is not in default and has not received notice of default or foreclosure.
 - iii. There are no other liens against the property, such as tax, owner's association, or mechanic's liens.
 - iv. There are no judgments against the Property and Seller is not aware of a matter that may cause a judgment.
 - v. There are no UCC fixture filings affecting the Property.
 - vi. Any information regarding the above (i)-(v): _____

- q. The Property is is not subject to a lease. If the Property is, Seller agrees to promptly provide Firm with the lease and the contact information for the property manager, if any.
- r. The Property has has not had an FHA appraisal within the 180 days prior to the effective date of this Agreement. If the Property has, Seller agrees to promptly provide Firm with the appraisal.
- s. The Property does does not have a fuel tank on it. If the Property does, describe all tank(s) in detail, including whether the tank(s) is in use are owned, leased, above ground, below ground, the type of fuel, auto-refill schedule, and vendor name and contact information: owned propane tank
- t. The Property will will not include the following off-site and/or separate septic lot, boat slip, garage, parking space, or storage unit (description): _____
- u. The Property is is not in violation of any law, ordinance, permit, or government regulation (including, but not limited to, those relating to building, stormwater, impervious surface, environmental protection, and zoning). If the Property is, explain details: _____
- v. Other reasons Seller may not be able to sell the Property: _____
- w. Other Seller Disclosures or Representations: _____

13. **Seller's Duties:** Seller agrees to fully cooperate with Firm and further provide reasonable access to the Property; provide Firm with information and documents upon request; allow Firm to provide documents to other parties as necessary to facilitate a purchase; deliver a general warranty deed at closing; and comply with any purchase contract.

14. **Surveillance; Photographs; and Video:**

- a. Federal and state laws prohibit the recording of oral communications without consent. However, video surveillance without consent may be permitted. Seller may not intrude on a buyer's reasonable expectation of privacy. Seller should only video spaces in plain view. If Seller were to intrude on a buyer's privacy, then Seller may be subject to liability. Firm may not have control of pictures or videos of a property, and accordingly, such information will not be removed from public display.
- b. Firm is specifically authorized to use, for any purposes whatsoever, any and all photographs, drawings, video, advertising copy or other information obtained by or provided to Firm pursuant to this Agreement (including but not limited to any information concerning the price and terms of the sale of the Property, the description of the Property and the length of time the Property is on the market) ("Materials"), both before and after the sale or, in the event there is not a sale, after this Agreement has expired or terminated. Seller shall not have or acquire any rights to use any of the Materials created by, on behalf of, or at the direction of Firm or an agent of Firm either during or after the Term of this Agreement without Firm's written consent. If Seller provides any Materials to Firm ("Seller Materials"), Seller represents that Seller owns the Seller Materials or otherwise has the legal right to provide the Seller Materials to Firm, and Seller grants to Firm and any listing service in which Firm or its agents participate a nonexclusive, perpetual license to use the Seller Materials, including the rights to display, reproduce, distribute or make derivative works from the Seller Materials. Seller agrees to indemnify and hold Firm and its agents harmless from any and all claims resulting from use of the Seller Materials under the terms of this license.

15. **Other Professional Advice:** Seller is advised to seek other professional advice regarding law, taxes, financing, insurance, surveying, wood destroying insects, structural soundness, engineering, building construction, and other matters related to purchasing real estate. Seller also should consider seeking legal advice regarding this Agreement. Firm may provide recommendations for these other services, but Firm cannot guarantee the quality or level of expertise. Seller agrees to hold Firm harmless regarding Seller's use of other professional services. Seller also agrees to fully indemnify Firm if a claim is brought against Firm stemming from Seller's use of other professionals or Seller's election not to use other professionals.

16. **Seller Inspection Costs:** If Seller orders or directs Firm to order inspections or other professional services as part of selling the Property, Seller, and not Firm, must pay for all such inspection costs and other professional services unless otherwise agreed. Buyer-incurred inspection costs are not addressed in this section and may be negotiated later as part of a purchase contract.

17. **Confidentiality:** Firm will not disclose the price or other terms of an offer by any buyer to a competing party without the express consent of that buyer. However, Seller may elect not to treat a buyer's offer as confidential. Seller may also elect not to disclose other offers and instruct Firm to keep that information confidential.

Seller Initials CO

Agent Initials BL

18. **WIRE FRAUD WARNING:** Before sending any wire, Seller should verify the recipient's phone number independently, and call the recipient to verify the wiring instructions. If Seller receives wiring instructions for a different bank, branch location, or account name or number, they should be presumed fraudulent. If fraud is at all suspected, do not send any funds, contact the recipient immediately, and presume that any phone number received in an email from the closing attorney, Firm, another real estate agent, or anyone else is fraudulent. Seller understands that there are risks associated with wire transfers that are not within the reasonable control of Firm. Seller agrees to release and discharge Firm and Firm's agents from all claims not caused by gross negligence relating to a wire transfer associated with the Services.

19. **Additional Terms:** _____
_____. If there is a conflict between the terms in this section and any other part of this Agreement, the terms in this section will control. Firm and Seller may also insert "see attached" and add additional terms with a separate addendum.

20. **Merger; Termination; Modification; Assignment; Enforcement; Attorney's Fees; 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 terminated or modified by a written document signed by all parties, and it may not be assigned except by written consent of all parties. In the event of termination, Firm may require reimbursement of fees, costs, and expenses, in addition to other remedies. If this Subject to statutory limitations, 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.

21. **NONDISCRIMINATION:** FIRM SHALL CONDUCT ALL BROKERAGE ACTIVITIES IN REGARD TO THIS AGREEMENT WITHOUT RESPECT TO THE RACE, COLOR, RELIGION, SEX, NATIONAL ORIGIN, HANDICAP, OR FAMILIAL STATUS OF ANY PARTY OR PROSPECTIVE PARTY. FURTHER, REALTORS® HAVE AN ETHICAL DUTY TO CONDUCT SUCH ACTIVITIES WITHOUT RESPECT TO THE SEXUAL ORIENTATION OR GENDER IDENTITY OF ANY PARTY OR PROSPECTIVE PARTY.

NC REALTORS® MAKES NO REPRESENTATION AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION OF THIS FORM IN ANY TRANSACTION.

Seller: (Name) Christina Deprez (Signature) Christina Deprez (Date) 2/19/26
Contact: (Phone and Email) _____
Mailing Address: _____

Seller: (Name) _____ (Signature) _____ (Date) _____
Contact: (Phone and Email) _____
Mailing Address: _____

Entity Seller: (Name of LLC, Corp., Trust, etc.) _____
By: (Name & Title) _____ (Signature) _____ (Date) _____
Contact: (Phone and Email) _____
Mailing Address: _____

Firm: (Name) Compass (License Num.) 30363 (Phone) _____
By: (Agent Signature) Brooke Gelhaus (License Num.) 352774 (Date) 2/19/26
Office Address: 101 Glen Lennox Dr #230, Chapel Hill, NC 27517
Agent Contact: (Phone, Fax, and Email) (919) 307-7590 brooke.gelhaus@compass.com

DISCLOSURE REGARDING THE COMPASS THREE-PHASED MARKETING STRATEGY

Compass offers a unique **Three-Phased Marketing Strategy**, which gives you multiple opportunities to make a first impression prior to your property being offered on the Multiple Listing Service ("MLS"), if you so choose.

Depending on where you are located, the strategy's benefits may include: (1) Marketing your property without accumulating days on market and price drop history, which may devalue a property in the eyes of buyers; (2) Testing an aspirational price and/or validating a pricing strategy, while signaling that your listing is coming; (3) Using the time for staging, painting, and performing other market preparation while still building buyer demand; (4) Maintaining your privacy by keeping your property's photos and other identifiable information visible to a smaller audience until/if you decide to list on the MLS or put it on compass.com; and (5) The opportunity to create increased buyer demand for when/if the property is offered to a larger audience.

The strategy's phases include:

- (1) Compass Private Exclusive, which markets your property privately to Compass agents and their clients 1:1.
- (2) Compass Coming Soon, which markets your property publicly on compass.com,
- (3) Listing through an MLS to other public sites.

Please initial the option(s) below to advise and instruct Compass how you would like to market your property:

1) Phase 1 - Private Exclusive: CD I authorize Compass to list my property as a "Compass Private Exclusive" until otherwise instructed in writing. I understand that by listing as a "Compass Private Exclusive", my property will not be publicly advertised through the MLS until after the "Compass Coming Soon" phase or instructed in writing, but will be available to Compass agents, who can share the listing directly with their clients on a one-to-one basis. Yes or No I direct Compass to hide some or all of my property's address as determined by me on the Compass public website. I understand that the property's address will be displayed to other Compass agents internally.

2) Phase 2 - Compass Coming Soon: CD I authorize Compass to list my property as a "Compass Coming Soon" for [check one]: 1 business day/24 hours (per local rules) or within the timeframe allowed under the local MLS rules. I understand that by listing the property as a "Compass Coming Soon", the property may or may not be available through the MLS during that period but will be available to anyone on compass.com and Compass may publicly market the property including through digital ads and newsletters. I also understand that, if per local MLS rules the Coming Soon period lasts more than 24 hours/1 business day, certain third party websites, including but not limited to, Zillow and Trulia, may not accept my listing at a later date. Yes or No I direct Compass to hide some or all of my property's address as determined by me on the Compass public website. I understand that the property's address will be displayed to other Compass agents internally.

Initial here: _____ I understand that by choosing "Compass Private Exclusive" or "Compass Coming Soon" and not listing my property on the MLS, my property is not distributed to other brokerage firms and other public sites, which could reduce (i) the number of potential buyers who can learn about the property; (ii) the number of showings; (iii) the number of offers; and (iv) the final sale price for the property. I am also aware that I can instruct Compass to submit my property to the MLS at any time. I have been advised that while the property is in this off-MLS phase, I'm not obligated to accept an offer.

3) Phase 3 - Active on MLS: CD I authorize Compass to publicly advertise my property on the MLS and other public sites after utilizing Phase 1 or 2 or both as outlined above.

No Three-Phased Marketing - Direct to MLS _____ I authorize Compass to directly list my property on the MLS and other public sites - I do not wish to list my property as a "Compass Private Exclusive" or "Compass Coming Soon" at this time.

I agree that, if I choose to list my property as a "Compass Private Exclusive" and/or "Compass Coming Soon", I do so for marketing, privacy, security, or other legitimate, nondiscriminatory reasons outlined in this disclosure unrelated to the potential group of buyers' race, color, religion, sex, familial status, national origin, disability, or other characteristics protected by the Fair Housing Act and other civil rights statutes and that Compass must and will follow national, state and local fair housing laws while marketing and selling the property.

CD
Seller

Date:

Seller

Date:

Bruce Green 2/19/20
Agent: Date:



No Cooperation | Office Exclusive | Withheld Form

This form is required when a listing is Office Exclusive/Withheld from the MLS. The Undersigned Seller(s) owns the property at:

6720 Mebane Oaks Rd, Mebane, NC 27302 Mebane NC 27302

Address City State Zip

The Seller(s) authorizes the Listing Broker to submit the property identified above (The Listing) to Doorify MLS as an Office Exclusive listing. By signing this form, Seller(s) acknowledges that:

- **No Public Marketing:** The Listing cannot be publicly marketed by anyone, including the Seller. See below for NAR's definition of Public Marketing.
- **MLS Entry for Public Marketing:** If the Listing is being publicly marketed, the Listing Broker **MUST** make The Listing available for cooperation by entering The Listing into the MLS system with a status of Active, Coming Soon, or Hold within one (1) business day. Note: Showings are not allowed on Coming Soon and Hold statuses.

Public Marketing includes, but is not limited to, flyers displayed in windows, yard signs, digital marketing on public facing websites, "word of mouth", brokerage website displays (including IDX and VOW), digital communications marketing (email blasts), multi-brokerage listing sharing networks, and applications available to the general public.


This form **MUST** be submitted to Doorify MLS via email to DI@DoorifyMLS.com within one (1) business day of the effective date of the listing agreement.



Seller Signature Print Date

Christina Deprez

Seller Signature Print Date

 2/19/26

Listing Agent Signature Print Date

BIC Signature Print Date





WIRE FRAUD DISCLOSURE

To: Christina Deprez ("Client")
Property: 6720 Mebane Oaks Rd, Mebane, NC 27302 ("Property")
From: Urban Compass, Inc. or one of its affiliates ("Compass")

Business that is conducted electronically may be targeted by criminals attempting to steal information or funds that are transmitted by e-mail, text message, or other electronic means. Real estate buyers and sellers are increasingly the targets of such wire fraud. Frequently, this form of fraud is perpetrated by criminals who send electronic mail (email) that appears to come from a legitimate participant in a transaction, but which is actually a fraudulent email impersonating another individual. These fraudulent emails may appear to come from a buyer's broker, a seller's broker, a lawyer, a title company, an escrow agent, a bank or any other party in a real estate transaction. In these emails, criminals often provide false wiring instructions designed to divert deposits or settlement funds to the criminals' own bank accounts. While paying close attention to details like email addresses and signature blocks may offer clues that an email is not legitimate, it is not always easy or possible to tell whether a request is legitimate. For that reason, and since funds or information that are disbursed to a fraudulent account may not be recoverable, Compass strongly recommends as follows:

1. Whenever you receive any transaction instructions or requests (including, but not limited to, wire instructions or requests for personal information such as social security numbers, bank account numbers or birth dates etc.) by either hard copy mail or, electronic communication, **do not** reply to the communication, transmit any funds or provide any information until you have first spoken to your Compass agent, in person or on the phone using a known, verified telephone number, and you have confirmed the legitimacy of the instruction or request.
2. You should also confirm with your Compass agent, in person or via telephone, using a known, verified telephone number, the legitimacy of any hard copy mail or electronic communication purporting to **change** the telephone address, email address, physical address and/or any other contact information of any party involved in a real estate transaction. Criminals sometimes begin fraudulent schemes by first diverting communications to false email accounts or phone numbers, intending to later provide fraudulent payment instructions. It is therefore important to ensure throughout the process that you have correct contact information for all parties involved in a real estate transaction, and that any attempts to change that contact information are verified.
3. Under no circumstances should you initiate any wire transfer of funds unless and until you have confirmed the wiring instructions in person or via telephone, utilizing a known, verified phone number, immediately prior to initiating the wire transfer.
4. If you are not comfortable with the risks and vulnerabilities associated with electronic fund transfers, utilize other forms of payment, such as a check. You will need to confirm with your lending institution



and with your Compass agent the types of payment methods (e.g., type of check) acceptable in connection with the transaction.

5. If you believe you have received a fraudulent or suspicious request or instructions, notify your Compass agent, your escrow officer and your lending institution immediately.

Acknowledgement and Electronic Fund Transfer Release:

Client acknowledges and agrees that it has read, understands and has received a copy of this Wire Fraud Disclosure. Client understands the risks associated with, and vulnerabilities of, the electronic transfers of funds, and Client has knowingly assumed such risks in lieu of utilizing other forms of payment. Client agrees that if electronic fund transfers are utilized in this transaction, Client shall release and hold harmless Compass, and its affiliates, licensees, brokers, agents and other representatives, from any and all claims or losses of any kind related in any manner to the provision of inaccurate and/or fraudulent electronic fund transfer instructions by parties other than Compass and/or the use of inaccurate and/or fraudulent electronic fund transfer instructions that were provided by parties other than Compass.

Client

Name: Christina Deprez **Christina Deprez** Date: 2/19/20

Name: _____ Date: _____



COMPASS

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

To: Christina Deprez From: Compass

Property: 6720 Mebane Oaks Rd. Mebane, NC 27302 Date: _____

This is to give you notice that Compass, Inc. and its affiliated brokerages ("Compass"),¹ Investors Title Company ("ITC"), Investors Title Insurance Company ("ITIC"), and Investors Title Management Services ("ITMS") have a business relationship with the providers listed in this disclosure form, and each may refer to you the services of another.

Specifically, Compass, Inc. indirectly owns 70% of Horizon Title, LLC, 100% of Secured Land Transfers LLC, 49.9% of OriginPoint LLC, 49.9% of Guaranteed Rate Affinity LLC, 100% of Anywhere Insurance Agency, Inc., and 1.65% of Notarize, Inc. ITC indirectly owns 30% of Horizon, and 100% of ITIC and ITMS. Horizon utilizes ITIC as a title insurance underwriter and ITMS for management services.

Because of these relationships, the referral of a customer (including you) by any of these entities to another may provide the referring entity and/or its affiliates or employees with a financial or other benefit.

Set forth below is the estimated charge or range of charges for the services listed. You are NOT required to use the listed provider(s) as a condition for settlement of your loan on or purchase, sale or refinance of the subject property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

Provider	Service	Estimated Charge or Range of Charges																												
Horizon Title, LLC/Investors Title Insurance Company; Secured Land Transfers LLC	Title Insurance	<p>North Carolina:</p> <table> <thead> <tr> <th>Sales Price</th> <th>Owner's Policy*</th> </tr> </thead> <tbody> <tr> <td>\$100,000</td> <td>\$278.00</td> </tr> <tr> <td>\$300,000</td> <td>\$712.00</td> </tr> <tr> <td>\$500,000</td> <td>\$1,146.00</td> </tr> <tr> <td>\$1,000,000</td> <td>\$1,851.00</td> </tr> <tr> <td>\$1,500,000</td> <td>\$2,556.00</td> </tr> <tr> <td>\$3,000,000</td> <td>\$4,341.00</td> </tr> </tbody> </table> <p>*Simultaneously issued Lender's Policy \$28.50. Typical endorsements \$23-\$69. Additional fees \$85.50-\$137.50. CHARGES ARE ESTIMATES AND MAY VARY. Other charges may apply; contact your representative for more information.</p> <p>South Carolina:</p> <table> <thead> <tr> <th>Sales Price</th> <th>Owner's Policy*</th> </tr> </thead> <tbody> <tr> <td>\$100,000</td> <td>\$330.00</td> </tr> <tr> <td>\$300,000</td> <td>\$750.00</td> </tr> <tr> <td>\$500,000</td> <td>\$1,170.00</td> </tr> <tr> <td>\$1,000,000</td> <td>\$2,070.00</td> </tr> <tr> <td>\$1,500,000</td> <td>\$2,970.00</td> </tr> <tr> <td>\$3,000,000</td> <td>\$5,670.00</td> </tr> </tbody> </table> <p>*Simultaneously issued Lender's Policy \$100. Additional fees \$0-\$35. CHARGES ARE ESTIMATES AND MAY VARY. Other charges may apply; contact your representative for more information.</p>	Sales Price	Owner's Policy*	\$100,000	\$278.00	\$300,000	\$712.00	\$500,000	\$1,146.00	\$1,000,000	\$1,851.00	\$1,500,000	\$2,556.00	\$3,000,000	\$4,341.00	Sales Price	Owner's Policy*	\$100,000	\$330.00	\$300,000	\$750.00	\$500,000	\$1,170.00	\$1,000,000	\$2,070.00	\$1,500,000	\$2,970.00	\$3,000,000	\$5,670.00
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OriginPoint LLC; Guaranteed Rate Affinity LLC	Loan Products and Services	<p>Origination Fees (Application, Commitment, Lender, Processing, Origination): \$1,640.00</p> <p>Discount Fee/Points: 0 – 3% of loan amount.</p> <p>Additional third-party fees may apply.</p>																												

¹ Compass-affiliated brokerages generally use names or trade names which include the word "Compass."

COOPERATIVE COMPENSATION AGREEMENT

(Use this form when a seller is represented by a licensed real estate broker. Use Form 150 for an unrepresented seller.)

"Seller": Christina Deprez
"Buyer":
"Property": 6720 Mebane Oaks Rd, Mebane, NC 27302

- 1. FEE: (Check Only One) [] Seller or [X] Listing Firm agrees to pay Selling Firm cooperative compensation as follows (the "Fee"), subject to the terms of this agreement: [] 2.4% of the gross sales price; [] A flat fee of \$; or, [] Other:
2. PAYMENT: The Fee will be earned by 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.
3. TERM, EFFECTIVENESS, AND EXPIRATION: This agreement shall be effective when signed by Seller or Listing Firm, as applicable, and Selling Firm.
4. MERGER, MODIFICATION, ASSIGNMENT, ENFORCEMENT, AND GOVERNING LAW: This Agreement represents the entire agreement of the parties hereto.

DO NOT UPLOAD FORM 220 TO THE MLS. NC REALTORS® MAKES NO REPRESENTATION AS TO THE LEGAL VALIDITY OR ADEQUACY OF THIS FORM IN ANY TRANSACTION.

Form with signature lines for Listing Firm (Compass, Brooke Gelhaus), Selling Firm, Seller (Christina Deprez), and Buyer. Includes fields for Name (Print), Title, and Date.



LEAD-BASED PAINT OR LEAD-BASED PAINT HAZARD ADDENDUM

Property: 6720 Mebane Oaks Rd, Mebane, NC 27302
 Seller: Christina Deprez
 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)

- CD (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).

 Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- CD (b) 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
 NC REALTORS®



STANDARD FORM 2A9-T
 Revised 7/2021
 © 7/2025

Buyer Initials CD _____ Seller Initials _____

Agent's Acknowledgment (initial)

(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.

NC REALTORS® 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.

Buyer: (Signature) _____ (Date) _____

Buyer: (Signature) _____ (Date) _____

Entity Buyer: (Name of LLC, Corp., Trust, etc.) _____

By: (Name & Title) _____ (Signature) _____ (Date) _____

Seller: (Signature) Christina Deprez **Christina Deprez** (Date) 2/19/20

Seller: (Signature) _____ (Date) _____

Entity Seller: (Name of LLC, Corp., Trust, etc.) _____

By: (Name & Title) _____ (Signature) _____ (Date) _____

Listing Agent: (Signature) Brooke Gelhaus **Brooke Gelhaus** (Date) 2/19/20

Selling Agent: (Signature) _____ (Date) _____



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:

Table with 3 columns: Buyer Initials, Question, Yes, No, No Representation. Contains 6 rows of disclosure questions with checkboxes.

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: 6720 Mebane Oaks Rd, Mebane, NC 27302

Owner's Name(s): Christina Deprez

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

Owner Signature: [Signature] Christina Deprez Date

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