

This Offerpad Property Disclosure Statement ("Disclosure") contains important information about the Property. Review it carefully and verify all information. It is important to remember that Offerpad, its agents and representatives, have never occupied the Property and there are likely facts about the Property that Offerpad does not know. Offerpad does not guarantee the physical condition of the Property and you should not rely solely on this Disclosure or any other reports or disclosures provided by Offerpad. A general physical home inspection does not cover all aspects of the Property. You should thoroughly investigate the condition of the Property personally and with professionals of your choosing.

PROPERTY AND OWNERSHIP

Property Address: 561 Brown Bear Run, Jacksonville, Florida 32259 ("Property").

- | | YES | NO | |
|---|--------------------------|-------------------------------------|---|
| 1 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are you aware of any disputes regarding the Property? |
| 2 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are you aware of any unrecorded easements, lot line disputes, or encroachments? |
| 3 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are you aware of any issues related to permits or code violations? |

BUILDING INFORMATION

- | | YES | NO | |
|----|--------------------------|-------------------------------------|---|
| 4 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are you aware of any past or present roof problems? |
| 5 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are you aware of any roof repairs?
_____ |
| 6 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are you aware of any past or present cracks or settling to the foundation or slab? |
| 7 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are you aware of any repairs to the foundation or slab?
_____ |
| 8 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are you aware of any past or present damage caused by wood-destroying organisms? |
| 9 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are you aware of any past or present treatment for wood-destroying organisms? |
| 10 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are you aware of any other structural problems or repairs?
_____ |
| 11 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are you aware of any past or present water leaks?
_____ |
| 12 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are you aware of any previous water damage to the ceilings? |
| 13 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are you aware of any past treatment for mold or possible mold

Notice: Offerpad, its agents and representatives, are not experts in the field of mold. If mold is material to you, it must be investigated during the inspection period. |
| 14 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are you aware of any past or present animals in the Property? |
| 15 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Have you performed any treatments for odors? |

PERMITS AND APPROVALS

Improvements or alterations may have been made to the Property prior to Offerpad’s purchase of the Property which may have required permits or association approvals. You should verify whether any permits or association approvals were required or obtained for the Property.

HVAC, PLUMBING AND POOL

- | | YES | NO | |
|----|--------------------------|-------------------------------------|---|
| 16 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are you aware of any past or present problems with the heating or cooling system? |
| 17 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are you aware of any repairs to the heating or cooling system? |
| 18 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are you aware of the existence of polybutylene pipes? |
| 19 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are you aware of the existence of galvanized pipes? |
| 20 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are you aware of any past or present plumbing problems? |
-

- | | | | |
|----|--------------------------|-------------------------------------|---|
| 21 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are you aware of any plumbing repairs? |
| 22 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are you aware of any past or present problems with the swimming pool / spa? |
| 23 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are you aware of any past or present problems with the pool equipment? |
| 24 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are you aware of any repairs to the pool? |

Notice: Contact a professional to verify sewer connection.

ELECTRICAL AND OTHER SYSTEMS

- | | YES | NO | |
|----|--------------------------|-------------------------------------|--|
| 25 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are you aware of any past or present problem with the electrical system? |
| 26 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are you aware of any leased system on the Property? |
| 27 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are you aware of any problem with a leased system on the Property? |

MLS INFORMATION

The information contained in any advertisement regarding the Property, including the information contained in the MLS, is believed to be reliable, but not guaranteed. If any information contained in the MLS is material to you, it must be verified during the inspection period.

ADDITIONAL EXPLANATIONS
