Opendoor

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

To:

From: Opendoor Labs Inc. and its affiliates identified below Property: 14006 S Northwood Ave, Compton, CA 90222

Date:

This is to give you notice that Opendoor Labs Inc. ("Opendoor") has a business relationship with (i) Opendoor Brokerage LLC, Opendoor Brokerage Inc., and Tremont Realty LLC d/b/a Opendoor Connect (collectively, the "Opendoor Brokerages"); (ii) OS National LLC, OS National Alabama LLC, OSN Texas LLC, OSN Title Company, and OSN Escrow Inc. (collectively, the "OSN Entities"); (iii) Doma Holdings, Inc. (together with its subsidiaries, "Doma"); (iv) Title Resources Guaranty Company; and (v) Open Exchange Brokerage LLC and Open Exchange Brokerage Inc. (together, the "Open Exchange Brokerages" and collectively with the Opendoor Brokerages, OSN Entities, Doma, and Title Resources Guaranty Company, the "Affiliates"). Specifically, Opendoor is the ultimate owner of the Opendoor Brokerages and the OSN Entities, and is an indirect, partial owner of Title Resources Guaranty Company and the Open Exchange Brokerages. Additionally, one member of Opendoor Technologies Inc.'s (Opendoor's parent company) board of directors is also a member of Lennar Corporation's board of directors, and Lennar Corporation has an indirect ownership interest in Doma. Because of these relationships, this referral may provide Opendoor and/or its Affiliates a financial or other benefit.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are NOT required to use the Affiliates as a condition for the purchase, sale, or refinance of the subject property. The services of one or more of the Affiliates may not be available in the location 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 and Settlement Service	Charge or Range of Charges			
Opendoor Brokerages and Open Exchange Brokerages: Residential real estate brokerage services	BROKERAGE FEES ARE NOT SET BY LAW AND ARE FULLY NEGOTIABLE			
Real Estate Fees	0 - 6% of purchase price			
OSN Entities : Title insurance for owner's and/or lender's coverage; settlement and closing services	For a detailed quote for your home, please visit osnational.com/get-a-quote			
Owner Title Policy Premium Lender Title Policy Premium Other Endorsements Escrow/Closing Services Loan Closing Services	\$0 - \$5,000 \$0 - \$5,000 \$0 - \$1,000 per endorsement \$0 - \$4,000 \$0 - \$350			

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Provider and Settlement Service	Charge or Range of Charges
Doma : Title insurance for owner's and/or lender's coverage; settlement and closing services	
Owner Title Policy Premium Lender Title Policy Premium Other Endorsements Escrow/Closing Services	\$0 - \$5,115 \$0 - \$5,000 \$0 - \$500 per endorsement \$0 - \$3,100
Title Resources Guaranty Company: Title insurance coverage	
Title Policy Premium	\$0 - \$6,144

This is an affiliated business arrangement disclosure statement. Actual services and charges may vary according to the particular circumstances underlying the transaction, including the home value, coverage and limits chosen, whether you are the purchaser or seller, as well as other requested terms, unusual market conditions, government regulation, property location, and similar factors. This disclosure statement does not account for fees paid or payable to third party service providers.

ACKNOWLEDGMENT

I/we have read this disclosure form and understand that Opendoor and/or its Affiliates are referring me/us to purchase the above-described settlement service(s) and may receive a financial or other benefit as the result of this referral.

Printed Name	Printed Name
Signature	Signature
Date	Date

Opendoor Addendum

This ADDENDUM ("Addendum") modifies the PURCHASE AND SALE CONTRACT (the "Contract")
dated between Seller and Buyer (collectively, the "Parties") with respect to the real	
property commonly known as <u>14006 S Northwood Ave, Compton, CA 90222</u>	
(hereinafter, "Property"). Capitalized terms used but not defined in this Addendum have the mean	ng
given to them in the Contract. In the event of any conflict with the terms in the Contract, the terms	of this
Addendum shall control to the full extent permitted by law.	

1. SECURITY SYSTEM AND LOCK

The Parties agree that the security system and electronic door lock do not convey. The electronic lock will be replaced with a standard door lock before close.

2. AFFILIATED BUSINESS DISCLOSURE

Buyer agrees to review and sign the Affiliated Business Arrangement Disclosure provided by Seller.

3. EXPIRATIONS

For any expiration date or deadline in the Contract that ends on a Saturday, Sunday, or state or national holiday, the date will be automatically extended to 5:00 p.m. the next business day.

4. EXTENSIONS

The Parties agree that time is of the essence and expressly waive any provisions in the Contract that grant either party the right to unilaterally change any previously agreed upon date. All extensions shall be by mutual written agreement between the Parties.

5. ASSIGNABILITY

The Contract may not be assigned by Buyer unless (a) the transfer of Buyer's interest in the Contract is to an entity in which Buyer holds a legal interest, such as a partnership, trust, limited liability company, or corporation or (b) Seller provides prior written consent. Any such assignment will not release Buyer of its obligations to Seller.

6. BREACH AND REMEDY

If Buyer is in breach of the Contract, Seller's only remedy is to cancel the Contract and receive the earnest money, thereby releasing both Parties from the Contract.

If Seller is in breach of the Contract, Buyer's only remedy is to cancel the Contract and receive the earnest money, thereby releasing both Parties from the Contract.

7. SOLAR ENERGY SYSTEM (IF ANY)

If applicable, any solar energy system (including all related panels, accessories, and equipment) present on the Property is sold **AS-IS**. The Seller makes no warranties or guarantees regarding the functionality, efficiency, or condition of any solar energy system.

8. DISBURSEMENTS

The Parties agree to release Escrow Agent from any and all claims related to disbursements authorized by the foregoing sections of this Addendum.



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Megan		11/04/2024
Sel lo Signatu	re 🕖	Date

authorized signer on behalf of Opendoor Property Trust I

Buyer Signature	Date
Buyer Signature	Date



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Residential Earthquake Risk Disclosure Statement (2020 Edition)

Name Opendoor Property Trust I		Asses	sor's F	Parcel No	6144-0	013-018
Street Address 14006 S Northwood Ave	е	_ Year E	Built _	1953		
City Compton Co	ounty Los Angeles	es Zip Code <u>.90222</u>				
Answer these questions to the best of your knowledge. If any of the questions are answered "No," your home is likely to have an elevated/disclosable earthquake risk. If you do not have actual knowledge as to whether these risks exist, answer "Don't Know." Questions answered "Don't Know" may indicate a need for further evaluation. If your home does not have the feature, answer "Doesn't Apply." If you corrected one or more of these risks, describe the work on a separate page. The page numbers in the right-hand column indicate where in this guide you can find information on each of these features.						
		Vaa	Na	Doesn't	Don't	See
1. Is the water heater braced to resist fallin	ng during an earthquake?	Yes	No	Apply	Know	Page 14
2. Is your home bolted to its foundation?					√	15
3. If your home has crawl space (cripple) w	valls:				V	
a. Are the exterior crawl space (cripple)	walls braced?				\checkmark	17
b. If the exterior foundation consists of u posts, have they been strengthened?					V	18
4. If the exterior foundation, or part of it, is has it been strengthened?	made of unreinforced masonry,				✓	19
5. If your home is on a hillside:					\checkmark	
a. Are the exterior tall foundation walls b	oraced?				\checkmark	20
b. Are the tall posts or columns either but they been strengthened?	uilt to resist earthquakes or have				V	20
If the exterior walls of your home are ma either completely or partially, have they					Ø	21
7. If your home has a room over the garag door opening built to resist earthquakes					\checkmark	22
8. Is your home outside an Alquist-Priolo E immediately surrounding known active e						
9. Is your home outside a Seismic Hazard susceptible to liquefaction or a landslide		To be reported on the Natural Hazard Disclosure Statement				
As seller of the property described herein, I have answered the questions above to the best of my knowledge in an effort to disclose fully any potential earthquake risks it may have. EXECUTED BY Megan Meyer Seller authorized signer on behalf of Opendoor Property Trust I I acknowledge receipt of the Homeowner's Guide to Earthquake Safety and this Disclosure Statement, completed and signed by the seller. I understand that if the seller has answered "No" to one or more questions, or if the seller has indicated a lack of knowledge, there may be one or more earthquake risks in this home.						
Buyer	Buyer		D	ate		
This Disclosure Statement is made in addition	on to the standard real estate transfer	disclosur	e state	ement also)	

required by law.