

Affiliated Business Arrangement Disclosure

To: _____

From: Offerpad, LLC

Property: 2806 Grand Mesa Pass, Missouri City, TX 77459, USA

Date: _____

This is to give you notice that OfferPad, LLC, a wholly owned subsidiary of OfferPad, Inc. (“Offerpad”) has business relationships with OfferPad Brokerage, LLC, OfferPad Brokerage CA, LLC, and Offerpad Brokerage “FL”, LLC, real estate brokerages (collectively “Offerpad Brokerage”), OfferPad Mortgage, LLC d/b/a Offerpad Home Loans (“OPHL”), a mortgage brokerage, and First American Title Company, a title insurer (“First American”), in that Offerpad wholly owns Offerpad Brokerage and OPHL, and First American has a minority interest in Offerpad. Because of these relationships, using any one of these companies may provide Offerpad, Offerpad Brokerage, OPHL, or First American or any of their principals and affiliates a financial or other benefit.

Set forth below are the types of settlement services offered by these companies and the estimated charge or range of charges for such settlement services. **You are NOT required to use and of these companies as a condition for obtaining real estate brokerage services, mortgage brokerage services, title insurance or selling or purchasing a home with Offerpad.**

THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE YOU ARE RECEIVING THE BEST SERVICES AND RATE FOR THESE SERVICES.

Description	Range of Charges
<u>Offerpad Brokerage</u> Real Estate Brokerage Services	Real estate commissions vary and are paid by the seller. If Offerpad Brokerage acts as an agent, the commission may be paid to Offerpad Brokerage pursuant to a listing referral agreement.
<u>OPHL</u> Mortgage Brokerage Services	0 – 4% of the loan amount depending on the rate you choose. OPHL does not charge any application or origination fees. If you choose to buy down your interest rate, it will result in a discount points fee. You will be charged certain third-party fees for an appraisal, credit reports and additional closing costs by the escrow / title company, closing attorney and lender. OPHL and/or the applicable lender will provide you with a Loan Estimate detailing credit costs and loan terms, including closing costs.

<u>First American Title Company</u> Title insurance	Premium for title insurance is based upon the amount of insurance, the coverage requested, and other risk factors identified within the state's filed, promulgated and/or published rates. For a quote specific to your transaction, contact _____ at (____) ____-____.
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ACKNOWLEDGMENT

I/we have read this disclosure form and understand that Offerpad is referring me/us to purchase the above described settlement service and may receive a financial or other benefit as a result of this referral.

Vaughn Bair

Buyer, Borrower or Seller's Signature

Date

Buyer, Borrower or Seller's Signature

Date

Buyer, Borrower or Seller's Signature

Date

Buyer, Borrower or Seller's Signature

Date

SELLER STANDARD ADDENDUM

This Seller Standard Addendum is attached to and is made a part of the Offer, Counter Offer, Purchase Contract, or other documents executed in connection with the purchase of the Premises.

Date: _____ This Seller Standard Addendum is by and between the following Parties:

Seller/Landlord: **Offerpad, LLC, an Arizona limited liability Company, and / or an Offerpad affiliated entity**

Buyer/Tenant: _____

Premises: **2806 Grand Mesa Pass, Missouri City, TX 77459, USA**

Disclosure:

Buyer acknowledges Seller obtained the Premises through direct purchase from a homeowner, foreclosure process, or bank or servicer and/or similar process and therefore will not provide a warranty of any kind, including but not limited to a builder warranty or Seller warranties. All existing personal property that conveys at closing will convey in "as is" condition including but not limited to above ground spas, appliances, pool & spa heaters, refrigerators, and washer & dryers. Seller has never occupied the Premises. **Option Fee sent to First American Title - 10440 N Central Expressway, Suite 800, Office 816, Dallas, TX 75231**

Buyer Independent Investigation: Buyer has received NO promises as to the condition of the Premises and has been afforded an opportunity to obtain an inspection by an inspector(s) of Buyer's choosing. Inspection reports, if provided, are for disclosure purposes. Buyer is NOT relying on Seller, Listing Agent, or MLS as to the condition of the Premises, exact square footage, exact bedrooms and/or bathrooms of the premises, condition of the water and sewage disposal systems, neighborhood characteristics, or any improvements thereon, including, but not limited to roof, foundation, soils, electrical, plumbing, heating, mechanical systems, water or septic systems, geology, foundation, lot size, termites/pests, radon or hazardous substances, whether the Premises is in a flood zone, or is near an airport or airbase, or whether the Premises conforms to local ordinances or regulations, including zoning or sustainability of the Premises or compliance with City, County, State, and Federal statutes, codes, and ordinances. On the condition the Buyer requests repairs, Seller may not provide receipts for completed work as they employ on staff service technicians. Buyer is solely responsible to confirm the property qualifies for the agreed upon financing. Section 13 of the Residential Contract to Purchase shall read Taxes for the current year, interest, maintenance fees, assessments, dues and rents will be prorated through the Closing Date. All prorations to be final and are not subject to change.

Repair Request / Seller Response: Seller and Buyer agree that Seller will have up to 5 Business Days from the time a repair request is made to respond to such request. Buyer will have 3 days from Sellers response to approve or disapprove response. If Buyer disapproves of Seller response, Buyer may cancel contract with earnest monies being returned to Buyer. Paragraph 7 (F) of the Residential Contract to Purchase is amended to provide that if Seller has not completed any agreed repairs or treatments prior to the closing date, the closing date shall be extended up to 14 days if necessary for Seller to complete the repairs or treatments.

Solar: In the event the home has a solar lease, buyer shall assume solar lease at close of escrow. Seller shall provide lease and payment information 3 days from contract acceptance.

Early Closing & Closing Extension: On the condition the all parties, including Buyer, Seller, Title and/or Lender can close escrow before the closing date initially agreed upon in the Purchase Contract, not to include the original close of escrow date, the Seller shall credit Buyer \$50 per day in addition to any previous agreed upon closing credits. The additional \$50 per day credit will be applied as an early closing fee and need to be approved by lender if the Buyer is obtaining financing to purchase the home. A signed Final Walk-Through will be required. On the condition the Buyer is unable to close escrow for any reason on the closing date initially agreed upon in the Purchase Contract, the Buyer shall pay a \$50 per day extension fee to Seller for each

day the closing is delayed. Seller to allow 3-day grace period from the agreed upon closing date before the extension fee shall effect on 4th day.

Final Walk-Through: Seller encourages buyer to conduct final inspection/walk-through. Buyer agrees to deliver an accepted, signed OP Final Walk-Through document to Seller prior to closing

Title Company: Seller discloses to Buyer that Seller processes many properties through First American Title Company, who routinely gathers preliminary documents and performs lien searches in preparation of the sale of Seller properties. Buyer is advised that the use of First American Title is not required and is not a condition of the sale of the Premises to Buyer. Unless Buyer chooses otherwise, Seller will refer the Purchase Contract to First American Title to perform all necessary escrow and title services.

Listing Agent and Principals: One or more shareholders/members of Offerpad, Inc. and Offerpad, LLC and other Offerpad related entities are licensed real estate agents in Arizona, Nevada, Florida, Utah, Georgia, North Carolina, South Carolina, California, and Texas. One or more shareholders/members of Offerpad, LLC have an interest in Elevation Solar, LLC and Elevation Solar Leasing, LLC. Listing Broker and Agent is employed by Seller and has a financial interest in the transaction separate from the commission, if any, for providing real estate services.

Locks, Keys & Remotes: Smart lock, if present, on front entry door shall convey with sale. Seller has never occupied the property and may not have mailbox keys, mailbox number, gate keys, and/or garage door openers. Any keys and/or garage door openers the Seller has shall be in the kitchen drawers closest to the refrigerator.

Rekey Premises: Buyer must rekey the Premises immediately upon the Close of Escrow. Seller shall not be responsible for any damages or liability incurred due to Buyer's failure to rekey the premises.

Property Loss: If any part of the premises is damaged or destroyed prior to closing Seller will have the option to restore the property to its previous condition as soon as reasonably possible or terminate this agreement. In the event Seller elects to restore premises, Seller and Buyer will mutually agree to extend closing date for a reasonable amount of time to allow Seller to make the repairs. The delay of closing extension fee shall not apply in the event that such delay is due to Seller completing requested Seller repairs or restoring the property due to damage. In the event Seller elects not to restore the premises, then the purchase contract will terminate and Buyer will receive a full refund from Escrow of all deposits paid.

Prior Sale: Buyer acknowledges that Seller has multiple agents capable of accepting an offer at any given time. In the event that Seller becomes aware of two executed contracts for the same Premises, the Contract which was executed first in time shall be the Official Purchase Contract, all other Contracts shall be deemed a Back-Up Offer. Seller shall promptly notify the Buyer if the Buyer's contract is a Back-Up Offer. Upon notification, Buyer shall have 5 days to either 1) terminate the Back-Up Offer in writing and receive a full refund of all depot monies or 2) Remain a Back-Up Offer and agree to proceed with closing under the terms of it's Back-Up Offer in the event the Official Purchase Contract terminates.

Mold: Buyer is advised that mold or other microscopic organisms, herein referred to as "Mold", may or may not exist at the Premises. Mold may cause physical injuries, including but not limited to, allergic or respiratory reactions, particularly in persons with immune system problems, young children, and elderly persons. The only way to provide any reasonable assurance that a property does not have mold or other health hazards is to retain the services of an environmental expert to conduct specific tests. Additional information is available at www.epa.gov/mold/, www.epa.gov/mold/, and www.cdc.gov/mold/default.htm

Buyer's Signature:

Date:

Buyer's Signature:

Date:

Seller's Signature (on behalf of Offerpad, LLC): **Date:**

Vaughn Bair

07 / 15 / 2024



2806 Grand Mesa Pass

Lot Five (5) Block Two (2) of SIENNA VILLAGE OF WATERS LAKE SECTION TWENTY-ONE C (21-C) a subdivision of Fort Bend County, Texas according to the map or plat thereof recorded in Plat No. 20040083 of the Plat Records of Fort Bend County, Texas.

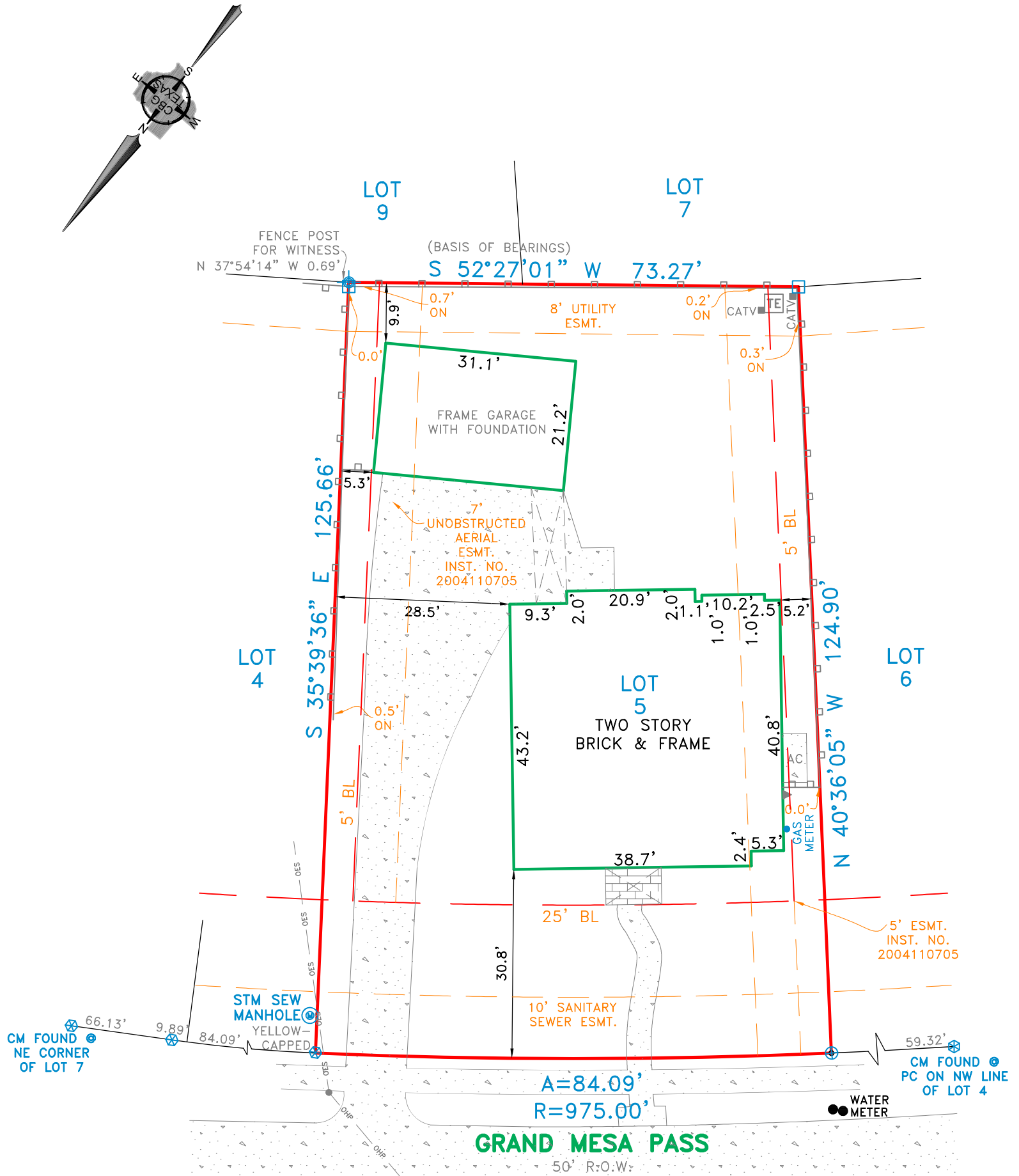


First American Title Company



LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- 1" PIPE FOUND
- ⊗ "X" FOUND/SET
- ⊗ 5/8" ROD FOUND
- ◆ POINT FOR CORNER
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- TE TRANSFORMER PAD
- COLUMN
- POWER POLE
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- TELE TELEPHONE PEDESTAL
- BL BUILDING LINE
- AE AERIAL EASEMENT
- SSE SANITARY SEWER EASEMENT
- GM GAS METER
- WM WATER METER
- LP LIGHT POLE
- UE UTILITY EASEMENT
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- X— IRON FENCE
- X— BARBED WIRE
- DOUBLE SIDED WOOD FENCE
- /// PIPE FENCE
- — EDGE OF ASPHALT
- — EDGE OF GRAVEL
- CONCRETE
- COVERED AREA
- BRICK
- STONE
- WOOD DECK



EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN County Clerk's File No(s). 9670899, 9734406, 9891628, 99067056, 99067057, 99111601, 2000019691, 2000053209, 2000009474, 2001005951, 2002027569, 2004049899, 2004049900, 2005100295, 2005100317, 2006042754, 2007015862, 2007015863, 2007037180, 2007066352, 2007137959, 2007151138, 2008090623, 2008115608, 2008128377 thru 2008128381, 2008128665 thru 2008128667, 2008129701 thru 2008129705, 2009036639, 2009036640, 2009105473 thru 2009105476, 2009109289, 2009109699, 2009111351 thru 2009111353, 2009113149, 2009126056, 2010005329 thru 2010005333, 2010008104, 2010013616 thru 2010013619, 2010014021, 2010018605 thru 20100018610, 2010020727, 2010022398, 2010023687, 2010027283, 2010027284, 2010062664, 2010070649, 2010070650, 2010070651, 2012007980, 2012008912, 2017031275, 2017031276, 2017031277, 2017068343, 2017068344, 2018015439, 2018063314 and 2019134939

NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
FLOOD NOTE: According to the F.I.R.M. No. 48157C0435L, this property does lie in Zone X-500 YR and does not lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by First American Title. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: KNW

Scale: 1" = 20'

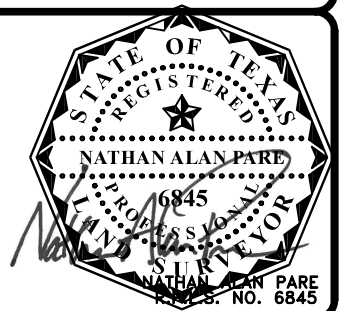
Date: 6/11/2024

GF No.: 2870666-OP45

Job No. 2409065



419 Century Plaza Dr., Ste. 210
Houston, TX 77073
P 214.349.9485
F 214.349.2216
Firm No. 10194280
www.cbgtxllc.com



Date: _____ Accepted by: _____
Purchaser _____
Purchaser _____

NOTICE TO PURCHASER OF SPECIAL TAXING OR ASSESSMENT DISTRICT

The real property that you are about to purchase is located in the Sienna Municipal Utility District No. 3 (the "District") and may be subject to District taxes or assessments. The District may, subject to voter approval, impose taxes and issue bonds. The District may impose an unlimited rate of tax in payment of such bonds. The current rate of the District property tax is \$0.4325 on each \$100 of assessed valuation.

The total amounts of bonds payable wholly or partly from property taxes, excluding refunding bonds that are separately approved by the voters and excluding any bonds or any portions of bonds issued that are payable solely from revenues received or expected to be received under a contract with a governmental entity, approved by the voters are:

\$48,800,000 for water, sewer, drainage and flood control facilities.

The aggregate initial principal amounts of all such bonds issued are:

\$48,800,000 for water, sewer, drainage and flood control facilities.

The District is located wholly or partly in the extraterritorial jurisdiction of the City of Missouri City. Texas law governs the ability of a municipality to annex property in the municipality's extraterritorial jurisdiction and whether a District that is annexed by the municipality is dissolved.

The District has entered into a strategic partnership agreement with the City of Missouri City. This agreement may address the timeframe, process, and procedures for the municipal annexation of the area of the District located in the municipality's extraterritorial jurisdiction.

The purpose of the District is to provide water, sewer, drainage, and flood control facilities and services. The cost of District facilities is not included in the purchase price of your property.

SELLER:

07 / 15 / 2024
(Date)

Vaughn Bair
Signature of Seller

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT

ANNUALLY ESTABLISHES TAX RATES. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or before the execution of a binding contract for the purchase of real property or at closing of purchase of the real property.

PURCHASER:

(Date)

Signature of Purchaser

AFTER RECORDING, return to: _____.