Material Fact Disclosure

Property Address 450 Farmingdale Ave, Winston-Salem, NC 27107
Regarding the property identified above, including the lot, other improvements, and fixtures located therein:

Do you know of any pending, planned or proposed changes in any of the following?	Yes	No
• Annexation of this property by any governmental authority	—	✓
• Change in public schools zones or student assignment	—	✓

Do you know of any pending, planned or proposed changes in any of the following areas in a proximity to the property that could possibly have an adverse impact?		
• Addition or deletions of any streets, roads or highways	—	✓
• Changes in the use of other property	—	✓

Are you aware of any of the following?		
• Filled areas on the property including but not limited to ponds, lakes or gullies	—	✓
• Wells on the property that are not currently the primary source of the water	—	✓

Is the property described above involved in any form of Homeowners Association?		
	✓	—

If **YES**, please provide the following information:

Name of Association _____ Contact Person _____

Mailing Address _____ Telephone # _____

The dues amount is $ 100.00 and is paid annually (monthly, quarterly, annually, etc.)

And covers the following: Common Areas

Are you aware of any other items not otherwise disclosed that could be considered a material fact or that you would want to know if you were considering the purchase of this property? Please give specific details if you answer is **YES**.

NO

We hereby certify that *in addition* to the disclosures made on the **State of North Carolina Residential Property Disclosure Statement** this is a complete list of all additional material facts known to us that may affect the value of the property listed above and should be disclosed to any potential buyer.

Barbara A Kelly 3/23/06
Seller/Date

Robert Sweeney by POA Barbara A Kelly 3/23/06
Seller/Date

The items listed above are known material facts pertinent to the property or neighborhood. It is understood that the Keller Williams Realty sales associate cannot advise on matters outside the scope of his/her real estate license. I have been advised to fully explore the impact of any existing restrictive covenants, planned or proposed construction of roads, highways or additional infrastructure, planned or proposed zoning changes adjacent land uses and /or environmental hazards.

Buyer/Date

Buyer/Date

Selling Agent/Date