

Atlanta Offer Checklist

Thank you for your interest in making an offer on an Opendoor home. We're committed to providing you with an exceptional, straightforward experience.

How to submit an offer:

☐ Submit your offer at opendoor.com/makeoffer

- Please use the most current Purchase and Sale Agreement (F201) form.
- To ensure all interested buyers have a fair opportunity, the seller responds next-day to offers received before 8pm EST and day-after-next to offers received after 8pm EST.
- Please note the seller's suggested Closing Attorney, which can help ensure a smooth close.

☐ Include buyer-signed Opendoor addendum

- Among other things, this ensures that expirations occur on a weekday, and addresses Opendoor's security system.

☐ Include buyer-signed Affiliated Business Arrangement Disclosure

- It's Opendoor's policy to provide a disclosure about its affiliated businesses, whether your client ultimately chooses to use those services or not.
- Your client is not required to use the services of any of these affiliates. We encourage them to shop around to ensure they receive the best rate for these services.
- The seller is unable to accept offers without a client-executed Affiliated Business Arrangement Disclosure.

SELLER'S DISCLOSURE

Download the Seller's Disclosure directly from the MLS listing or request one from homes@opendoor.com and receive ASAP—usually within 24 hours.

REPAIRS

Like a traditional seller, Opendoor will consider repair requests during the due diligence period of a contract. Opendoor aims to deliver a clean, safe, and functional home and is usually amenable to requests to ensure the home meets this standard.

ABOUT OPENDOOR BROKERAGE, LLC

Opendoor Brokerage, LLC is the brokerage that represents the seller in this transaction, similar to a homebuilder with a brokerage that lists their homes. Opendoor Brokerage LLC and Opendoor are separate but affiliated entities.

❑ Include buyer's pre-qualification letter

- Please ensure the letter reflects credit and income verification, and notes any conditions.
- Cash buyers should instead submit proof of funds; a bank account screenshot is fine.

❑ Other applicable addenda or documentation

- If the home was built before 1978, Opendoor will upload a Lead Based Paint Addendum to the MLS listing – please submit a fully executed copy in this case.
- If the offer is contingent upon the sale of a home that is in-contract, provide that contract and the status of the sale as well as the required Contingent Upon Sale Addendum.
- The seller is unable to accept offers contingent upon the sale of a not-yet-in-contract home. However, Opendoor makes cash offers on eligible homes! Let us know if you and your buyer would like an Opendoor offer on their current home.

Opendoor Addendum

This **ADDENDUM** is made part of the **PURCHASE AND SALE AGREEMENT** (the "Contract") dated _____ by and between **Seller:** Opendoor Property Trust I and **Buyer:** _____ with respect to the **Property** commonly known as: 5900 Dodson Rd, Union City, GA 30291, and the following provisions are hereby incorporated into the Contract. In the event of any conflict between the provisions of the Contract and this Addendum, the terms and provisions of this Addendum shall control and govern the rights and obligations of the Parties.

1. EXPIRATIONS

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

2. REPRESENTATION

Buyer acknowledges and understands that Seller is represented by Opendoor Brokerage LLC, which is a licensed real estate broker in the State of Georgia. Opendoor Brokerage LLC is a wholly-owned subsidiary of Opendoor Labs Inc. and an affiliate of the Seller.

Authorized signer may have an active real estate license in the State of Georgia.

3. SECURITY SYSTEM AND LOCK

Buyer acknowledges and agrees that the security system does not convey. The electronic door lock (Kwikset 914 lock or similar) will be replaced at close.

4. AFFILIATED BUSINESS DISCLOSURES

O'Kelley & Sorohan, Attorneys at Law, LLC will serve as Title Insurance Company. For additional information about O'Kelley & Sorohan, Attorneys at Law, LLC, see the Affiliated Business Arrangement Disclosure (ABAD) provided to Buyer.

Buyer Signature Date

Buyer Signature Date

Megan Meyer 10/15/2020

Seller Signature Date
authorized signer on behalf of Opendoor Property Trust I

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

From: Opendoor Labs Inc.

Property: 5900 Dodson Rd, Union City, GA 30291

This is to give you notice that Opendoor Labs Inc. ("Opendoor") has a business relationship with Opendoor Home Loans LLC, Digital Opendoor Insurance Services LLC d/b/a Opendoor Insurance ("Opendoor Insurance"), Opendoor Brokerage LLC, Opendoor Title LLC, and OS National LLC. Specifically, Opendoor wholly owns Opendoor Home Loans LLC, Opendoor Insurance, Opendoor Brokerage LLC, Opendoor Title LLC, and OS National LLC. Because of these relationships, this referral may provide Opendoor 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 Opendoor Home Loans LLC, Opendoor Insurance, Opendoor Brokerage LLC, Opendoor Title LLC, or OS National LLC as a condition for the 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.

Opendoor Home Loans LLC

Discount Points Fee

Charge or Range of Charges

0-4% of the loan amount depending on the rate you choose*

Opendoor Insurance

Homeowners Insurance Policy Premium

Charge or Range of Charges

\$250 - \$6,000**

Opendoor Brokerage LLC

Real Estate Commission

Charge or Range of Charges

0-6% of purchase price

Opendoor Title LLC

Owner Title Policy Premium

Lender Title Policy Premium

Other Endorsements

Charge or Range of Charges

\$0 - \$3,000

\$0 - \$2,000

\$0 - \$500 per endorsement

OS National LLC

Owner Title Policy Premium

Lender Title Policy Premium

Other Endorsements

Charge or Range of Charges

\$0 - \$3,000

\$0 - \$2,000

\$0 - \$500 per endorsement

*Opendoor Home Loans LLC does not charge any application, origination, or processing fees. If you choose to buy down your interest rate, it will result in a discount points fee.

**Maximum value based on an average replacement cost of \$250,000. Actual premium amounts subject to property and policy specifications.

ACKNOWLEDGMENT

I/we have read this disclosure form and understand that Opendoor is 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