

Address	4113 Nw 179th Terrace, Edmond, OK 73012	Order ID	10990657	Property ID	38533022
Inspection Date	03/22/2026	Date of Report	03/24/2026		
Loan Number	NA	APN	R220931200		
Borrower Name	Dominium Two LLC	County	Oklahoma		
Tracking IDs					
Order Tracking ID	afa46383-4ce4-4ed3-ab55-36e3d26ec024	Tracking ID 1	afa46383-4ce4-4ed3-ab55-36e3d26ec024		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	BESPOKE HP LLC	Condition Comments At the time of inspection, the subject appeared to be in good condition with no deficiencies or adverse conditions.
R. E. Taxes	\$165	
Assessed Value	\$1,276	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Good	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	Anthem HOA	
Association Fees	\$500 / Year (Pool,Greenbelt)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments Subjects in this area are conforming. Market trend is currently active but stable overall in price, supply, and demand. Will attract typical buyers. According to MLS, REO properties are minimal in the marketplace, less than 10% considered.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$360,000 High: \$425,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<180	

Current Listings				
	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	4113 Nw 179th Terrace	18016 Anthem Blvd	4117 Nw 179th St	4216 Nw 180th St
City, State	Edmond, OK	Edmond, OK	Edmond, OK	Edmond, OK
Zip Code	73012	73012	73012	73012
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.08 ²	0.10 ²	0.12 ²
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$417,800	\$374,900	\$389,900
List Price \$	--	\$413,800	\$374,900	\$389,900
Original List Date		01/01/2026	02/22/2026	01/18/2026
DOM · Cumulative DOM	-- · --	82 · 82	30 · 30	65 · 65
Age (# of years)	1	1	0	1
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1.5 Stories Traditional	1.5 Stories Traditional	1.5 Stories Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,763	1,868	1,863	1,893
Bdrm · Bths · ½ Bths	4 · 2 · 1	3 · 2 · 1	3 · 2 · 1	4 · 2
Total Room #	8	8	8	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.08 acres	0.15 acres	0.18 acres	0.15 acres
Other	None	None	None	None
* Listing 2 is the most comparable listing to the subject. ¹ Comp's "Miles to Subject" was calculated by the system. ² Comp's "Miles to Subject" provided by Real Estate Professional. ³ Subject \$/ft based upon as-is sale price.				
Listing Comments Why the comparable listing is superior or inferior to the subject. Listing 1 Most proximate similar listing to the subject. This listing was used because it was similar in square footage to the subject. Listing 2 This listing was used because it was similar in square footage to the subject. Listing 3 This listing was used because it was similar in square footage to the subject.				

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	4113 Nw 179th Terrace	4101 Nw 179th St	4205 Nw 180th St	3816 Nw 176th St
City, State	Edmond, OK	Edmond, OK	Edmond, OK	Edmond, OK
Zip Code	73012	73012	73012	73012
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.10 ²	0.12 ²	0.36 ²
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$371,650	\$415,970	\$396,429
List Price \$	--	\$359,900	\$425,470	\$389,889
Sale Price \$	--	\$359,900	\$425,470	\$389,889
Type of Financing	--	Fha	Conventional	Cash
Date of Sale	--	10/24/2025	01/30/2026	04/30/2025
DOM · Cumulative DOM	-- · --	128 · 128	173 · 173	84 · 84
Age (# of years)	1	1	1	1
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1.5 Stories Traditional	1.5 Stories Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,763	1,599	2,200	1,853
Bdrm · Bths · ½ Bths	4 · 2 · 1	3 · 2 · 1	4 · 2	3 · 2
Total Room #	8	8	8	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.08 acres	0.15 acres	0.15 acres	0.13 acres
Other	None	None	None	None
Net Adjustment	--	+\$13,900	-\$39,100	-\$5,700
Adjusted Price	--	\$373,800	\$386,370	\$384,189

* Sold 1 is the most comparable sale to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ Subject \$/ft based upon as-is sale price.

Recent Sales - Cont.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

- Sold 1** This sale was used to bracket the GLA of the subject on the low end. Adjustments were made for the difference in GLA.
- Sold 2** This sale was used to bracket the GLA of the subject on the high end. Adjustments were made for the differences in bath count, garage spaces, and GLA.
- Sold 3** This sale was used because it was similar in square footage to the subject. Adjustments were made for the differences in bath count and GLA.

Subject Sales & Listing History							
Current Listing Status			Not Currently Listed		Listing History Comments		
Listing Agency/Firm			According to MLS and tax records, the subject has not been on the market in the last 12 months.				
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months							
# of Sales in Previous 12 Months							
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source

Marketing Strategy		
	As Is Price	Repaired Price
Suggested List Price	\$390,000	\$390,000
Sales Price	\$380,000	\$380,000
Comments Regarding Pricing Strategy		
The indicated value was derived by comparing the subject to active/ sold properties, taking into consideration location and the overall similarities of the subject compared to comparable sales. All comparables selected offer good overall similarities to the subject and are representative of both the subject's neighborhood and competing neighborhoods of similar age, size, and style homes, offering similar buyer appeal. Subject's final value represents a value with normal marketing times and is based on the most similar and proximate comps in this report. GLA adjustment was made by taking 40% of the average of the price per square foot of the sold comparables.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's

The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect

Notes

the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



Side



Side



Street



Street

Listing Photos

L1 18016 Anthem Blvd
Edmond, OK 73012



Front

L2 4117 NW 179th St
Edmond, OK 73012



Front

L3 4216 NW 180th St
Edmond, OK 73012



Front

Sales Photos

S1 4101 NW 179th St
Edmond, OK 73012



Front

S2 4205 NW 180th St
Edmond, OK 73012



Front

S3 3816 NW 176th St
Edmond, OK 73012



Front

ClearMaps Addendum				
Address	★ 4113 Nw 179th Terrace, Edmond, OK 73012			
Loan Number	NA	Suggested List	\$390,000	
		Suggested Repaired	\$390,000	
				Sale \$380,000

Addendum: Report Purpose

Market Approach and Market Time

Definitions:	
Fair Market Price	A price at which the property would sell between a willing buyer and a willing seller neither being compelled by undue pressure and both having reasonable knowledge of relevant facts.
Distressed Price	A price at which the property would sell between a willing buyer and a seller acting under duress.
Marketing Time	The amount of time the property is exposed to a pool of prospective buyers before going into contract. The customer either specifies the number of days, requests a marketing time that is typical to the subject's market area and/or requests an abbreviated marketing time.
Typical for Local Market	The estimated time required to adequately expose the subject property to the market resulting in a contract of sale.

Addendum: Report Purpose - cont.

Report Instructions

This section shows the instructions that were approved by the customer and provided to the broker prior to completing the report.

Instructions last updated: 02/07/2025

Purpose:

Please determine a Fair market price for this property at which it would sell in a typical marketing time for the area.

Comparable Requirements:

If any of the following comparable criteria cannot be met, the commentary is required as to why you expanded your search, and what the effect on price will be.

1. Use comps from the same neighborhood, block or subdivision.
2. Use REO comparables only if the market is driven by REOs and they are comparable in characteristics and condition.
3. Use comps that have closed in the past 3 months to show the current market conditions. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

Property Condition Definitions:

1. Poor: Uninhabitable or severely damaged from fire, flood, vandalism or mold
2. Fair: Repairs needed, may not be eligible for all forms of financing, below the neighborhood average
3. Average: Minor cosmetic or no repairs needed; typical for the neighborhood, move-in ready but no significant updates or renovations
4. Good: Above average, move in ready, no repairs necessary and has recent and significant updates and/or renovations (or, for customers that do not provide for 'Average', any move-in ready property)
5. Excellent: Newer construction (1-5 years) or high end luxury

Standard Instructions:

1. Clear Capital Code Of Conduct - Please make sure that you are always abiding by the Clear Capital Code of Conduct when completing valuation reports.
2. If the subject is currently listed, please consider all available information pertaining to the subject's condition. This information should be utilized when developing the assumption of the subject's condition.
3. Use the subject characteristics provided in the report Grid (if preloaded) to evaluate the property. This information is from a full interior appraisal and is assumed to be most accurate. If your inspection reveals obvious inaccuracies, please explain in the narrative of the report.
4. Include sufficient, factual detail to help our mutual customer gain a complete understanding of the subject's neighborhood such as substantiated distance to amenities, parks, schools, commercial or industrial influences, REO activity, traffic, etc.
5. Do not approach occupants or owners. Do not trespass onto private property for any reason. Whenever possible do not leave your vehicle.
6. If the subject is a Commercial property, contact Clear Capital immediately at 530-582-5011 for direction on how to proceed with the report.
7. Please do not accept if you or your office has completed a report on this property in the last month, are currently listing this property, or have any vested interest in the subject property.
8. Clear Capital does not allow any log ins from IP addresses from foreign countries. This includes, but is not limited to; data entry services, form completion services, etc. Also, it is against Clear Capital code of conduct to share your password with anyone who is not a W2 employee in your office.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot personally inspect the property, select comparables, and determine a price for the subject, please do not accept this report. Per the standards and guidelines adopted by Clear Capital and other industry leaders, the use of assistants to complete any of the aforementioned tasks is not permitted.
10. No part of your analysis or reporting may be based on the race, color, religion, sex, actual or perceived sexual orientation, actual or perceived gender identity, age, actual or perceived marital status, disability, familial status, national origin of either the prospective owners or occupants of the subject property, present owners or occupants of the property, or present owners or occupants of the properties in the vicinity of the subject property, or on any other basis prohibited by federal, state or local law.
11. When commenting on the subject property or comp selections, refrain from the use of unsupported or subjective terms to assess or rate, such as, but not limited to, "high," "low," "good," "bad," "fair," "poor," "strong," "weak," "rapid," "slow," "fast" or "average" without providing a foundation for analysis and contextual information. It is inappropriate to add language that could indicate unconscious bias, including but not limited to: "pride of ownership," "crime-ridden area," "desirable neighborhood or location" or "undesirable neighborhood or location"

Undue Influence Concerns

Please contact uiproducer@clearcapital.com for any Undue Influence concerns.

Independence Hotline

Please notify Clear Capital of any independence concerns by calling (530) 550-2138

Terms of Use, Code of Conduct and Professional Discretion:

Report Instructions - cont.

Due to the importance of an independent opinion of price, please do not discuss your price with anyone or be influenced by list price, pending offers, accept comp packets, repair estimates or the listing agent's opinion.

If you accept and perform this assignment, you do so in accordance with the Clear Capital Vendor Agreement Terms of Use and Code of Conduct to which you agreed.

All interactions with consumers (borrowers, homeowners, POCs, etc.) must be performed in a professional manner. Should you observe any concerning or suspicious activity while you engage with a consumer whether onsite or otherwise, please contact Clear Capital immediately. Please refrain from discussing anything related to the observation with the consumer directly. This includes suspected elder abuse, elder financial abuse, vulnerable adults, fraud, forgery or any violations of local, state or federal laws.

Photo Instructions:

In the case of camera malfunction and/ or if an inspector fails to inspect the property, it is prohibited to request another individual for photos.

1. Photos should be clear of car window glare, door frames, and mirrors.
2. Current and original photos of all sides of the subject (back of the subject in available)
3. Damages (upload enough photos to support your repair cost estimates)
4. Please provide close up photos of the subjects roof
5. Two street scene photos, one looking each direction down the street
6. One view photo looking across the street from the subject
7. One address verification photo
8. MLS photos of all (3) sold comparables, if available
9. MLS photos of all (3) listing comparables, if available

Broker Information			
Broker Name	Aaron Olsson	Company/Brokerage	Aaron Olsson Enterprises
License No	175411	Address	11909 Blueridge Court Oklahoma City OK 73162
License Expiration	10/31/2027	License State	OK
Phone	9188601398	Email	aaron@aaronolssonenterprises.com
Broker Distance to Subject	8.29 miles	Date Signed	03/24/2026
By confirming the above contact and real estate license information and submitting the report, the above signed hereby certifies and agrees that: 1) I personally took the pictures, selected comparables, and determined the price conclusion. 2) To the best of my knowledge, the statements of fact contained in this report are true and correct. 3) The reported analyses, opinions, and conclusions are my personal, impartial, and unbiased professional analyses, opinions, and conclusions. 4) I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved. 5) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment. 6) My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined price point. 7) I did not base, either partially or completely, my analysis and/or opinion and conclusions in this report on race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law. 8) I maintain errors and omissions insurance, to the extent required by state law, for all liability associated with the preparation of this Report.			

Disclaimer

This document is not an appraisal as defined by USPAP (Uniform Standards of Professional Appraisal Practice). It is not to be construed as an appraisal and may not be used as such for any purpose.

Unless otherwise specifically agreed to in writing:
The intended purpose of this report is to assist the Clear Capital account holder in making decisions within the scope of applicable statutory and regulatory requirements and performing required due diligence. This document is provided solely for the use of the Clear Capital account holder and not any other party, is not intended as any guarantee of value and/or condition of the subject property and should not be relied on as such. In the event that this document is found to be defective, incorrect, negligently prepared or unfit for its authorized use, Clear Capital's sole liability shall be to promptly refund the total fee expended by the account holder for this report or to replace it at no charge to the account holder, but in no event shall Clear Capital be responsible to the account holder for any indirect or consequential damages whatsoever. This warranty is in lieu of all other warranties, express or implied, except where otherwise required by law. The account holder shall notify Clear Capital within thirty (30) days of this report's delivery to the account holder if it believes that this document is defective, incorrect, negligently prepared or unfit for its authorized use. Under no circumstances may Clear Capital forms or their contents be published, copied, replicated, or mimicked.



Due Date: 04/23/2026

Wire/ACH Information:
Bank Name: Columbia Bank
Address: 500 Auburn Folsom Road
Auburn, CA 95603
Routing/ABA Number: 123205054
Account Name: ClearCapital.com, LLC
Account Number: 991200338

Tracking 1		Loan Number	Customer Provided Unique Id	Trustor	Property	Price	Total
Order: afa46383-4ce4-4ed3-ab55-36e3d26ec024, Ordered on 03/18/2026 by Web Service User (Order ID: 10990657: 1 Prop at \$108.15)							
1)	afa46383-4ce4-4ed3-ab55-36e3d26ec024	NA		Dominium Two LLC	4113 NW 179th Terrace Edmond OK 73012	\$108.15	
	Drive-by BPO						
Order Subtotal:							\$108.15 ⁺
State Sales Tax:							\$0.00
Payment:		03/18/2026 1:27:41 PM PDT - Card Holder: hannah@nhimble.com Credit Card Fee: \$3.15					- \$108.15
Order Balance:							\$0.00
Invoiced Amount:							\$0.00



March 4th, 2026

Roofstock
2001 Broadway STE 400
Oakland, CA 94612

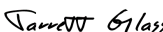
Jarrett Glass
Head of Brokerage & Retail Investments

To: Imperium Dominium, LTD

Roofstock engages independent third-party brokers to complete Broker Price Opinions (BPOs). This approach ensures that each BPO is prepared by an external professional who is not directly employed by Roofstock, maintaining objectivity and independence in the valuation process.

Once completed, our team at Roofstock reviews each BPO to confirm consistency, accuracy, and that all key components are properly addressed.

Thank you,

Signed by:

8595873ED6654BA...

Jarrett Glass
Roofstock - Head of Brokerage & Retail Investments



Tax I.D. No.: 220931200

Mail Tax Statement To:

10016 New Devon St

Munster, IN 46321

After Recording Return To:

Buffalo Land Abstract Company, Inc.
7306 South Lewis Avenue
Tulsa, OK 74136

2603-0009-02
\$24.00
Doc Stamp \$1589.25

WARRANTY DEED
(LLC - Individual)

KNOW ALL MEN BY THESE PRESENTS:

That **Bespoke Highland Pointe LLC, a/k/a Bespoke HP, LLC** party of the first part, in consideration of the sum of ***TEN AND NO/100**** dollars and other valuable consideration, in hand paid, the receipt of which is acknowledged, does hereby grant, bargain, sell, and convey unto **Dominium Two, Inc**

party of the second part, the following described real property and premises situated in **Oklahoma** County, State of **Oklahoma**, to wit:

TRACT A

Lot Nine (9), in Block Two (2), of **ANTHEM PHASE 1**, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

TRACT B

Lot Seven (7), in Block One (1), of **ANTHEM PHASE 1**, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

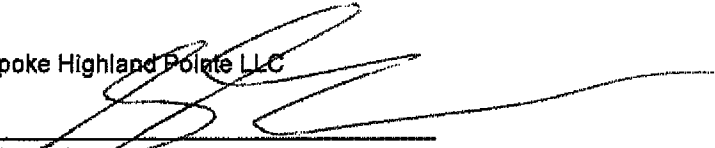
TRACT C

Lot Seven (7), in Block Two (2), of **ANTHEM PHASE 1**, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Together with all fixtures and improvements, and all appurtenances, subject to existing zoning ordinances, plat or deed restrictions, utility easements serving the property, including all mineral rights owned by party of the first part, which may be subject to lease, and excluding mineral rights previously reserved or conveyed of record, and warrants title to the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, and their heirs and assigns forever, free, clear and discharged of and from all former grants, claims, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature, EXCEPT FOR and SUBJECT TO those exceptions set forth hereinabove.

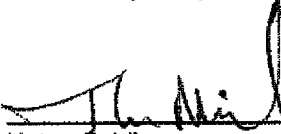
SIGNED AND DELIVERED the date(s) on the acknowledgment(s) below.

Bespoke Highland Pointe LLC
BY: 
Shawn Lawrence
Manager

ACKNOWLEDGMENT

State of Oklahoma County of Oklahoma ss:
The foregoing instrument was acknowledged before me on this 3rd day of April, 2026 by Shawn Lawrence as
Manager of Bespoke Highland Pointe LLC.

My Commission Expires:


Notary Public,



Closing Agent: Buffalo Land Abstract Company, Inc.
File Number: 2603-0009-02
Underwriter: American Eagle Title Insurance Company

OAG 2024-2 – NON-EXEMPT BUSINESS/TRUST

Exhibit to Deed

AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: BUSINESS OR TRUST

STATE OF OKLAHOMA)
)
COUNTY OF OKLAHOMA) ss.
TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned CHRISTINE COFFEY
(list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
2. I am a/an AUTHORIZED SIGNATORY (role, such as titled officer or trustee) of DOMINIUM TWO, INC. (legal name, along with any trade or fictitious names, of business, trust, or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on behalf of the Entity, which is taking title to the real property identified in the Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.
3. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:
No alien or any person who is not a citizen of the United States or foreign government adversary shall acquire title to or own land in this state either directly or indirectly through a business entity, trust, or foreign government enterprise, except as hereinafter provided, but they shall have and enjoy in this state such rights as to personal property as are, or shall be, accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce or has a national security agreement with the Committee on Foreign Investment in the United States (CFIUS) in accordance with federal law.
4. The Entity acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of 60 O.S. § 121 or any other state or federal law.
5. If the Entity is a trust, its grantor(s), trustees and all direct and contingent beneficiaries are United States citizens or bona fide residents of the State of Oklahoma. If the Entity is a business, its direct and indirect owner(s) is/are United States citizens(s) or bona fide residents of the State of Oklahoma.
6. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or subject me and/or the Entity to being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

CHRISTINE COFFEY

03/02/2026

AFFIANT, individually and as authorized agent of the Entity

Date

State of Pennsylvania, County of Berks

The foregoing instrument was subscribed and sworn to before me this 2nd day of March

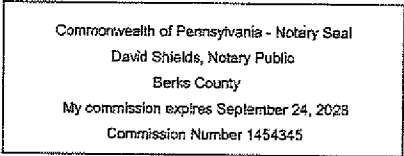
2026, by Christine Coffey



NOTARY PUBLIC

My Commission Expires: 09/24/2028

My Commission Number: 1454345



Notarized remotely online using communication technology via Proof.



ESIGN CONSENT AND DISCLOSURE

This consent form provides you with information about our electronic records and signature procedures, and your rights related to completing your real estate transaction electronically ("eClosing"). Once you have reviewed this information, you will be asked to sign this form electronically to affirmatively consent to receive information about your eClosing using electronic records. If you consent to eClosing, you will also be signing documents electronically.

- 1. You have the right to conduct your closing using paper documents. If you wish to do so, you should not sign this consent.
- 2. If you consent to conducting your closing electronically, you may request paper, or nonelectronic, copies of any of your eClosing documents by emailing the title/settlement/escrow agent or lender associated with your transaction, if they offer this service. Proof may also, if permitted by the applicable title/settlement/escrow agent or lender associated with your transaction, provide the ability to access, view, and print copies of your completed documents through your account. You can download and print these documents directly using the print function in your account. However, Proof does not guarantee that these documents will always be available for printing, as access is provided as a courtesy. You may request the deletion of certain documents, but if your request is fulfilled, you will no longer have electronic access to those documents or be able to download or print copies.
- 3. You can withdraw your consent to receive information electronically at any time by emailing us at support@proof.com. If you withdraw your consent before your eClosing is complete, you will not be able to complete your closing using our platform. Proof will not charge you additional fees for withdrawing your consent, but the withdrawal could have a financial impact on you. For example, you could be charged for a rescheduled closing, your loan terms could change if certain documents expire, and if you are purchasing property, the seller may impose certain costs or cancel the sale.
- 4. This consent applies to your real estate transaction and the process of closing it.
- 5. You can change your contact information by logging into your account and editing your profile.
- 6. In order to access and retain these electronic records, you will need the following hardware and software:
 - 6.1. PC, Mac, or mobile device with a screen size and resolution that permits you to read documents and adequate memory to display and store documents;
 - 6.2. Webcam, microphone and speaker sufficient to support a live, real time audio-video connection;
 - 6.3. Windows Vista or later, Mac OSX 10.6 or later, or current versions of Android or iOS operating systems;
 - 6.4. Acrobat Reader v 6.x or later with JavaScript and browser display enabled;
 - 6.5. Broadband internet access;
 - 6.6. An email account;
 - 6.7. For mobile devices, you must install one of the following web browsers with cookies and JavaScript enabled: Firefox v. 2.0 or later, Chrome version 1.2 or later; and
 - 6.8. A printer if you want to print documents.
- 7. By signing this consent and engaging in an eClosing, you will demonstrate that you have hardware and software that meets the requirements described in paragraph 6.

I have read the information provided above and consent to conducting my eClosing by receiving disclosures using electronic records and electronically signing documents.

CHRISTINE COFFEY

03/02/2026

Signer Signature

Dated

Christine Coffey

LOAN #4101 NW 179th Ter.

Print/Type Signer Name

CONFIDENTIAL. © 2025. Notarize, Inc. (dba Proof.com)

v. 6 Mar 25

eSign Consent and Disclosure

Page 1 of 1