

5/21/2026 12:45 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3497173

Doc Stamp-Deed: \$3,360.00

Prepared by and return to:

Sara Huddleston  
Emerald Title  
1605 Main Street  
1112  
Sarasota, FL 34236  
(941) 376-9551  
File No: 2026-6573

Purchase Price: \$480,000.00  
Recording Costs: \$18.50  
Florida Documentary Stamp Tax: \$3,360.00  
Parcel Identification No.: 0059090041

---

## **WARRANTY DEED**

(STATUTORY FORM – SECTION 689.02, F.S.)

**THIS INDENTURE** made this May 21st, 2026, between **Opendoor Property Trust I, a Delaware Statutory Trust**, whose post office address is **1295 W. Washington St., Suite 115, Tempe, AZ 85288**, hereinafter referred to as the “GRANTOR”, to **Mary Lynn Cunniff, an unmarried woman**, whose post office address is **3339 Sheffield Circle, Sarasota, FL 34239**, hereinafter referred to as the “GRANTEE”.

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in Sarasota County, Florida, to wit:

**LOT 16, BLOCK 1, VILLAGE GREEN CLUB ESTATES, UNIT A, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 47 AND 47A, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.**

Together with all appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

All individuals executing this instrument on behalf of GRANTOR hereby covenant and agree that they have full right and authority to execute this instrument on behalf of the GRANTOR.

To have and to hold the same in fee simple forever.

MAY 18<sup>th</sup> 2020

In Witness Whereof, GRANTOR has hereunto set GRANTOR'S hand and seal the ~~day and year first~~ ~~above written~~

Signed, sealed and delivered in our presence:

WITNESSES #1:  
[Signature]  
Printed Name: KIARA TELLEZ  
P.O. Address: 1295 W. Washington St.  
Ste 115 Tempe AZ 85288

Opendoor Property Trust I, a Delaware statutory trust

By: Opendoor Labs Inc. a Delaware corporation, as Trust Manager

By: [Signature]  
Name: ALEX JOSWIAK  
Title: AuthSigner

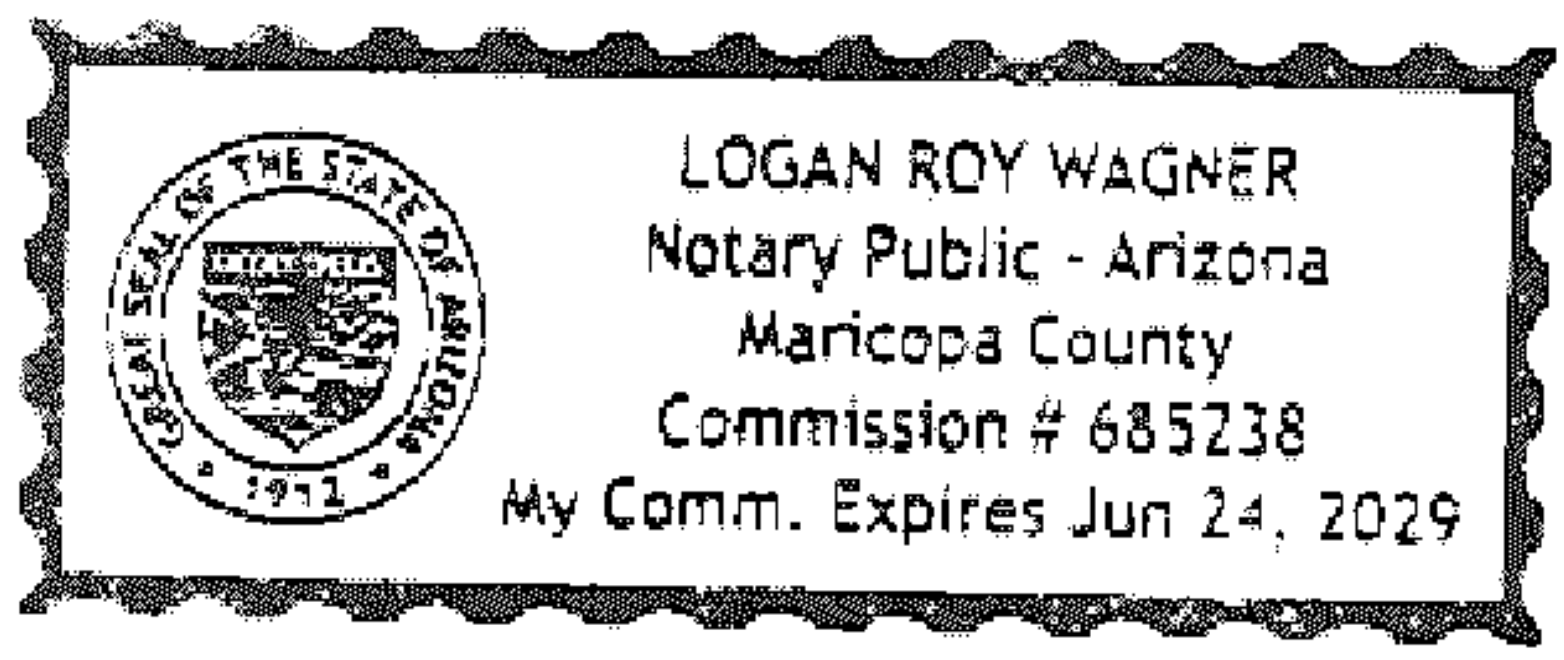
WITNESSES #2:  
[Signature]  
Printed Name: Nancy Tcherneshoff  
P.O. Address: 1295 W. Washington St.  
Ste 115 Tempe AZ 85288

STATE OF AZ  
COUNTY OF Maricopa

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 18<sup>th</sup> day of May, 2020, by ALEX JOSWIAK as AuthSigner for Open door Labs Inc., a Delaware corporation, as Trust Manager of Opendoor Property Trust I, a Delaware statutory trust,  who is/are personally known to me or  who has/have produced DRIVERS LICENSE as identification.

[Signature]  
Signature of Notary Public

Logan Roy Wagner  
Print, Type/Stamp Name of Notary



COVER PAGE FOR RECORDING  
CERTIFICATION OF TRUST

Name of Trust: Opendoor Property Trust I

Settlor: Opendoor Labs Inc.

Date of Trust: February 8, 2019

### Certification of Trust

Name of Trust: **Opendoor Property Trust I**

Date of Trust: **February 8, 2019**

Settlor: **Opendoor Labs Inc.**

Trust Manager: **Opendoor Labs Inc.**

Address of Trust: **1295 West Washington Street, Suite 115, Tempe, AZ, 85288**

The undersigned hereby confirms the existence of the within described Trust and certifies the following:

1. **Opendoor Labs Inc.** is the currently serving Trust Manager:
2. The Trust is in full force and effect and has not been revoked, terminated or otherwise amended in any manner which would cause the representations in this Certification of Trust to be incorrect.
3. The Trust is revocable.
4. The Trust Manager is empowered to act for said Trust and is properly exercising its authority under the Trust. No other trust manager or other individual or entity is required to execute any document for the Trust.
5. The proper manner for taking title to Trust property is:

#### **Opendoor Property Trust I**

6. To the undersigned's knowledge, there are no claims, challenges of any kind, or cause of action alleged, which contest or question the validity of the Trust or the Trust Manager's authority to act for the Trust.
7. The Trust Manager is authorized by the Trust Agreement, among other powers, to execute any and all documentation on behalf of Opendoor Property Trust I to effectuate the sale, conveyance or transfer of property, as well as to execute documents to encumber real property vested in the Trust.
8. That Opendoor Property Trust I, a Delaware statutory trust was in existence in its state of organization at the time it acquired title to the property, and that Opendoor Property Trust I, a Delaware statutory trust was in good standing on the date of the deed and had not been terminated or dissolved at the date of the deed.

The undersigned does hereby execute this Certificate of Trust this 7 day of May 2026.

*Ashley Simms*

Ashley Simms, Assistant Secretary of  
Opendoor Labs, Inc., as Trust Manager

NOTARY ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF Pennsylvania

COUNTY OF Philadelphia

On 05/07/2026 before me, Lauryn Grayes

personally appeared, Ashley Simms, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of Pennsylvania that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

Signature *Lauryn Grayes*

Commonwealth of Pennsylvania - Notary Seal  
Lauryn Grayes, Notary Public  
Philadelphia County  
My commission expires February 24, 2029  
Commission Number 1457117

**OPENDOOR TECHNOLOGIES INC.**  
**SIGNATURE AUTHORIZATION POLICY**

**Effective Date: January 26, 2026**

This signature authorization policy (this "Policy") of Opendoor Technologies Inc., a Delaware corporation (the "Company") has been adopted by the Chief Executive Officer of the Company ("CEO") as of the date written above.

**Purpose:** The purpose of this Policy is to establish corporate guidelines and responsibilities regarding the authorization of those responsible for approving certain corporate obligations on behalf of the Company and its subsidiaries necessary to conduct business operations. This policy does not affect matters which are reserved to the Board or the shareholders of the Company, or override approval restrictions set forth in the Transaction Review and Approval Policy of the Company (the "Transaction Approval Policy"), which has been approved by the Board of the Company.

**Scope:** This policy applies to all corporate obligations of the Company and the identified subsidiaries and for all dollar amounts. This policy does not limit the authority of the Company and its subsidiaries to appoint officers, managers or other authorized signers from time to time. This policy does not apply to OS National LLC and its subsidiaries (a separate signature authorization policy applies for these entities) or the entities identified as OTHER ENTITIES (signatory authorization for these entities is set forth in their organizational documents). For all transactions and contracts with total contract spend over \$5 million, please also refer to the Transaction Approval Policy, additional approvals may be required beyond those set forth in this policy.

**Effectiveness and Updates:** Each of the individuals listed on Exhibit A hereto shall have the signature authorities on behalf of the Company and its subsidiaries set forth herein, each with power to sign such documents and take such actions as set forth herein. The Head of Legal (or, if no individual holds such title, then such other role that performs the functions and responsibilities of the senior most internal legal counsel) is authorized to update the list of approved signatories to reflect personnel changes, including new hires, terminations, and modifications to roles or job responsibilities. This authority does not extend to any changes to the approval dollar thresholds set forth in the Transaction Review and Approval Policy. The CEO may authorize signatories for the transactions as necessary to conduct daily business operations by updating this policy. The CEO may revoke or modify signing authority at any time.

**Responsibility:** It is the responsibility of the corporate officers of the Company to execute this policy. It is the responsibility of all employees of the Company and its subsidiaries to be aware of and adhere to the requirements of this policy and to assure that their subordinates adhere to the Policy's requirements.

Signed by:  
By Kasra Nejatian  
Kasra Nejatian  
Chief Executive Officer

**SIGNATURE AUTHORIZATION MATRIX**

<b>Transaction/Document</b>	<b>Approved Signers</b>
<b>1. Corporate filings, including subsidiary formations, tax filings and returns, and all other documents and agreements not otherwise specified below.</b>	As indicated on <u>Exhibit A</u> , plus approvals required under the Transaction Approval Policy (if any).  **Please refer to the Transaction Approval Policy – additional approvals may also be required.
<b>2. Monthly finance reports</b>	CFO and as indicated on <u>Exhibit A</u>
<b>3. Contracts</b>	
3(a) NDAs & Partner MOUs (standard forms)	As indicated on <u>Exhibit A</u>
3(b) NDAs & Partner MOUs (non-standard/negotiated forms)	As indicated on <u>Exhibit A</u>
3(c) Product or Service Contracts (includes vendor agreements, leases, purchase orders and invoices) and real estate leases. Value of these agreements should be calculated as the total committed value over the term of the contract (in the case of real estate leases, excluding any extension terms).	Any Product or Service Contract over \$5,000 generally requires an approved P.O. through Coupa (Specific Coupa P.O. requirements and required P.O. approvals are outlined as per separate accounting policy). <ul style="list-style-type: none"> <li>• Product or Service Contracts up to \$500,000, as indicated on <u>Exhibit A</u>.</li> <li>• Product or Service Contracts require following approvals:                             <ul style="list-style-type: none"> <li>○ \$500,000 to \$1 million require Chief Accounting Officer (CAO) or CFO signature.</li> <li>○ \$1 million to \$5 million require CFO or CEO signature.</li> <li>○ Greater than \$5 million, CFO and CEO, plus all approvals required under the Transaction Approval Policy.</li> </ul> </li> </ul>
3(d) Financing facilities and amendments thereto	As indicated on <u>Exhibit A</u> , plus all approvals required under the Transaction Approval Policy.  **If greater than \$5 million: Please refer to the Transaction Approval Policy – additional approvals may also be required.
3(e) Requests for advances, releases and similar documents related to financing facilities	CFO, and as indicated on <u>Exhibit A</u>
3(f) Credit card facilities and amendments thereto (including related applications)	As indicated on <u>Exhibit A</u> , plus all approvals required under the Transaction Approval Policy.  **If greater than \$5 million: Please refer to the Transaction Approval Policy – additional approvals may also be required.
3(g) Vendor credit lines and amendments thereto (including related applications)	As indicated on <u>Exhibit A</u> , plus all approvals required under the Transaction Approval Policy.  **If greater than \$5 million: Please refer to the Transaction Approval Policy – additional approvals may also be required.
3(h) Partnership agreements (i.e., online real estate, external agent/brokerage, and homebuilder referral and marketing agreements)	As indicated on <u>Exhibit A</u> , plus all approvals required under the Transaction Approval Policy.
<b>4. Utilities Letters of Authority (LOAs)</b>	As indicated on <u>Exhibit A</u>
<b>5. Employee offers (including compensation-related documentation)</b>	As indicated on <u>Exhibit A</u>

Transaction/Document	Approved Signers
<b>6. Real estate transactions:</b>	
6(a) Acquisition purchase contracts and Letters of Intent (LOI)	As indicated on <a href="#">Exhibit A</a>  **For bulk acquisition transactions (over 25 homes) – please refer to Transaction Approval Policy, additional approvals are required
6(b) Listing agreements	As indicated on <a href="#">Exhibit A</a>
6(c) Resale purchase contracts and Letters of Intent (LOI)	As indicated on <a href="#">Exhibit A</a>  **For bulk resale transactions (over 25 homes) – please refer to Transaction Approval Policy, additional approvals are required.
6(d) Escrow and transaction documents, e.g., addendums, disclosures, BINSRs	As indicated on <a href="#">Exhibit A</a>
6(e) Deeds and other notarized documents, e.g., Deeds of Trust, Warranty Deeds, mortgage releases, solar lease transfers, and property easements	As indicated on <a href="#">Exhibit A</a>
6(f) Brokerage documents, e.g., addendums, disclosures, client representation and listing agreements, BINSRs, commission instructions	As indicated on <a href="#">Exhibit A</a>
6(g) Renovation and repair approvals, property access agreements	As indicated on <a href="#">Exhibit A</a>
6(h) Home Owners Association (HOA) documentation	As indicated on <a href="#">Exhibit A</a>
<b>7. Checks</b>	
7(a) Checks up to \$500	As indicated on <a href="#">Exhibit A</a>
7(b) Checks up to \$5,000	As indicated on <a href="#">Exhibit A</a>
7(c) Checks up to \$25,000	As indicated on <a href="#">Exhibit A</a>
7(d) Checks up to \$100,000 and checks up to \$1,000,000 related to the purchase of real estate on behalf of Property Entity.	As indicated on <a href="#">Exhibit A</a>
<b>8. License applications, filings, documents and registrations</b>	<i>*License applications, filings, documents and registrations not otherwise indicated in Section 8 are covered by Section 1.</i>
8(a) Mortgage license filings and registrations and other documents required to be delivered therewith	As indicated on <a href="#">Exhibit A</a>
8(b) Real estate brokerage license filings, registrations, and other documents required to be delivered therewith	As indicated on <a href="#">Exhibit A</a>
8(c) Title and escrow license filings, registrations, and documents required to be delivered therewith	As indicated on <a href="#">Exhibit A</a>
8(d) Insurance license filings, registrations, and documents required to be delivered therewith	As indicated on <a href="#">Exhibit A</a>
<b>9. Settlements; Litigation and Claims</b>	<i>*Please also refer to the Transaction Approval Policy, additional approvals may be required for Section 9.</i>
9(a) Property-related settlements, litigation and claims	<ul style="list-style-type: none"> <li>• Up to (and including) \$100,000: As indicated on <a href="#">Exhibit A</a>.</li> <li>• Up to \$1 million: CEO or CFO.</li> <li>• \$1 million to \$5 million: CEO.</li> <li>• Greater than \$5 million: CFO and CEO.</li> </ul>
9(b) All other settlements, litigation and claims	<ul style="list-style-type: none"> <li>• Up to (and including) \$100,000: As indicated on <a href="#">Exhibit A</a>.</li> <li>• Up to \$1 million: CEO or CFO.</li> <li>• \$1 million to \$5 million: CEO.</li> <li>• Greater than \$5 million: CFO and CEO.</li> </ul>
<b>10. Insurance</b>	
10(a) All insurance related purchases (e.g., new policies, renewals, updates to existing policies, surety bonds)	<ul style="list-style-type: none"> <li>• Up to (and including) \$100,000: As indicated on <a href="#">Exhibit A</a>.</li> <li>• Up to \$1 million: CEO or CFO.</li> <li>• \$1 million to \$5 million: CEO.</li> <li>• Greater than \$5 million: CFO and CEO.</li> </ul>

10(b) All approvals to bind insurance	As indicated on Exhibit A
---------------------------------------	---------------------------

**GENERAL LIMITATIONS/QUALIFICATIONS**

<p><b>Signature Authority with respect to any Entity includes limited authority to act on behalf of Opendoor Labs Inc. and any other Corporate Entity which is a direct or indirect manager or member of such Entity, to the extent required for such Entity to enter into a transaction/document.</b></p>
<p><b>Section 6 (real estate transactions) and Section 9 (Settlements) signatory authority with respect to any Property Entity is restricted to transactions on behalf of such Property Entity in the Markets listed.</b></p>
<p><b>Notary Restriction: Any authorized signatory who is also a licensed notary is prohibited from serving as both the signatory and the notary on the same document.</b></p>

**MARKETS /REGIONS**

<u>Eastern Region</u>	<u>Central Region</u>	<u>Western Region</u>
Atlanta, GA (ATL)	Austin, TX (ATX)	Albuquerque, NM (ABQ)
Asheville, NC (AVL)	Colorado Springs, CO (COS)	Boise, Idaho (BOI)
Charleston, SC (CHS)	Northern Colorado Metro Area (NCO)	Las Vegas, NV (LAS)
Charlotte, NC (CLT)*	Corpus Christi, TX (CRP)	Los Angeles, CA (LAX)
Birmingham, AL (BHM)	Dallas-Fort Worth, TX (DFW)	Phoenix, AZ (PHX)
Boston, MA (including Worcester, MA) (BOS)	Denver (DEN)	Portland, OR (including Vancouver, WA) (PDX)
Columbia, SC (CUB)	Detroit, MI (DET)	Prescott, AZ (PRC)
Columbus, OH (CMH)	Houston, TX (HOU)	Reno, NV (RNO)
Chattanooga, TN-GA (CHA)	Indianapolis and Columbus, IN (IND)	Riverside, CA (RIV)
Cincinnati, OH (CIN)	Kansas City, KS & MO (KCI)	Sacramento, CA (SAC)
Cleveland, OH (CLE)	Killeen, TX (KLN)	San Diego, CA (SAN)
Greensboro-Winston-Salem, NC (GSO)	Knoxville and Morristown, TN (KNX)	Tucson, AZ (TUS)
Greenville, SC (Including Anderson) (GSP)	Minneapolis-St Paul, MN (MSP)	Salt Lake City, UT (SLC)
Jacksonville, FL (JAX)	Oklahoma City, OK (OKC)	San Francisco, CA (SFO)
Miami, FL (Including Ft. Lauderdale and Pompano Beach) (MIA)	Nashville, TN (NAS)	
New York, NY Metro (NY & NJ) (NYJ)	San Antonio, TX (SAT)	
Orlando, FL (ORL)	St. Louis, MO (STL)	
Raleigh-Durham, NC (RDU)		
Richmond, VA (RIC)		
Southwest Florida (Cape Coral, Fort Myers, Naples & Benito Metro) (SWF)		
Tampa, FL (TPA)		
Washington, DC Metro (MD & VA) (DCA)		
<i>*includes SC counties for market</i>		

LIST OF ENTITIES

Entity Group	Type	Entity Names	State/Market
ODT	Parent	Opendoor Technologies Inc.	
Corporate Entities	Corporate	Opendoor Labs Inc. OD Mezzanine Borrower W LLC OD Mezzanine Borrower R2 LLC OD Intermediate Holdco C LLC OD Equity Owner D LLC Opendoor Property Holdco W LLC Opendoor Property Holdco N LLC Opendoor Property Holdco C LLC Opendoor Property Holdco J LLC OD Arizona D LLC OD JetClosing LLC OD Nevada D LLC OD Texas D LLC OD Trust Holdco LLC OD SUBI Holdco I LLC OD SUBI Holdco II LLC OD SUBI Holdco III LLC OD SUBI Holdco IV LLC OD SUBI Holdco V LLC OD SUBI Holdco VI LLC OD SUBI Holdco IX LLC OD Intermediate SUBI Holdco I LLC OD Intermediate SUBI Holdco II LLC OD Intermediate SUBI Holdco IV LLC OD Intermediate SUBI Holdco V LLC OD Intermediate SUBI Holdco VI LLC Open Listings Holding Company LLC Opendoor Title Services Holding LLC Opendoor Homes Phoenix 2 LLC Opendoor Ventures LLC Pro.com Home Services LLC Pro Marketplace LLC Pro.com Homes Services California, Inc. Pro.com Home Services Colorado, Inc. Pro.com Home Services Arizona LLC Services Labs, Inc.	all
EL/EO Brokerages	Exclusives Brokerage	Tremont Realty LLC dba Opendoor Connect and Opendoor Store	all
Insurance	HOI Entity	Digital Opendoor Insurance Services LLC	all
Mortgage	ODHL OD Homes Brokerage	Opendoor Home Loans LLC OD Homes Brokerage Inc.	all
Core Brokerages	Core Master Brokerage Core CA Brokerage	Opendoor Brokerage LLC Opendoor Brokerage Inc.	all states (except CA) CA
Property Entities	Property Entities	Opendoor Property Acquisition LLC  Opendoor Property N LLC Opendoor Property C LLC Opendoor Property J LLC Opendoor Property Trust I	all
Other Entities <i>(Excluded from this Signature Authorization Policy)</i>	Corporate	OD International Holding Ltd. OD Services International Ltd. OD Services LLC Opendoor Operations Canada Inc. Services Labs Software Private Limited	N/A

**EXHIBIT A**

**LIST OF APPROVED SIGNATORIES**

Signatory	Markets	Entities Authorized to Sign For	Authorization <sup>1 2</sup>	Restrictions
Abbie Thomsen	all	All Entities	3(c)*	3(c) limited to contracts up to and including spend of \$250,000
Alex Baum	CHS, CUB, GSP	Property Entities	9(a)*	*9(a) limited up to and including \$25,000.
Alex Joswiak	all	Property Entities	6(c), 6(d), 6(e), 6(g)	
Alishia L'Heureux	all	All Entities	10(a)	Limited to surety bonds
Amber Broadway	MSP	Core Master Brokerage	6(f)	
Amber Coston	all	Property Entities	6(c), 6(d), 6(e), 6(g)	
Amy Rodd	all	Property Entities	6(c), 6(d), 6(e), 6(g)	
Anissa Cienfuegos-Ruiz	all	Property Entities	6(c), 6(d), 6(e), 6(g)	
Anthony Andreala	AVL, CHS, CLT, CUB, GSO, GSP, DCA, RDU, NYJ, BOS, RIC	Property Entities	6(a), 6(b), 6(c), 6(d), 6(e), 6(g), 6(h), 9(a)*	*9(a) is limited to \$100,000
Anthony Gouldthorp	ATL	Property Entities	9(a)	9(a) limited up to and including \$25,000
Ashley Beringsmith	all	Open Exchange Brokerage Inc. Open Exchange Labs Inc. Opendoor Brokerage Inc. Opendoor Labs Inc. Opendoor Operations Canada Inc. Opendoor Technologies Inc. Pro Marketplace LLC Pro.com Home Services Arizona LLC Pro.com Home Services California Inc. Pro.com Home Services LLC Services Labs Inc.	1, 2, 3(c), 3(f), 3(g), 7(d)	
Ashley Simms	all	All Entities	1, 3(a), 3(b), 4, 8(a), 8(b), 8(c), 8(d), 9(a), 9(b), 10(a), 10(b)	

<sup>1</sup> Signature Authority with respect to any PropCo includes authority to act on behalf of Opendoor Labs Inc. and any other Corporate Entity, which is a direct or indirect manager or member of such PropCo to the extent required for such PropCo to enter into such type of transaction/document.

<sup>2</sup> Section 6 (real estate transactions) and Section 9 (Settlements) signatory authority with respect to any PropCo is restricted to transactions on behalf of such PropCo in the Markets listed.

Signatory	Markets	Entities Authorized to Sign For	Authorization <sup>1 2</sup>	Restrictions
Austin Jones	ORL, JAX, MIA	Property Entities	6(g)	
Ben Braksick	LAS, SAC, SAN, SFO, RIV, LAX	Core CA Brokerage	6(f)	Limited to CA markets
Bernard Gajos	all	All Entities	3(a), 3(b), 3(c)	Limited to Data Evaluation Agreements with zero dollar amounts
Billie Atchley	PRC, PHX	Property Entities	9(a)	9(a) limited up to and including \$25,000
Blake Johnson	all	All Entities	10(a), 10(b)	*Limited to surety bonds
Brad Bonney	all	All Entities	3(a), 3(b), 3(c) 4, 6(a), 6(b), 6(c), 6(d), 6(e), 6(g), 6(h), 9(a), 9(b)	
	all	HOI Entity	1, 8(d)	
Brian Fudge	CLT, GSO	Property Entities	9(a)*	*9(a) limited up to and including \$25,000.
Brian Wood	ABQ, COS, BOI, DEN, NCO, LAS, PHX, PRC, RNO, SLC, TUS	Property Entities	6(g), 9(a)*	*9(a) is limited to \$100,000
Brianna Bidco	KNX, CHA, NAS	Property Entities	6(c), 6(d), 6(e), 6(g), 9(a)*	*9(a) limited up to and including \$25,000
Brianna Bourne	all	Property Entities	6(c), 6(d), 6(e), 6(g)	
Brittani Smith	COS, DEN, NCO, PHX	Property Entities	9(a)*	*9(a) limited up to and including \$25,000
Brooks Hansen	all	Property Entities	6(c), 6(d), 6(e), 6(g)	
Chelsey Roberts	all	Property Entities	6(c), 6(d), 6(e), 6(g)	
Chip Hunter	CLT	Property Entities	6(g)	
Christy Schwartz	all	All Entities	1, 2, 3(a), 3(b), 3(c), 3(d), 3(e), 3(f), 3(g), 4, 5, 6(a), 6(b), 6(c), 6(d), 6(e), 6(g), 6(h), 7(d), 8(a), 8(b), 8(c), 8(d), 9d, 9(b)	
Clarissa Parkinson	all	All Entities	1	Limited to tax related matters up to \$100,000
Cody Sandefur	RIV	Property Entities	9(a)*	*9(a) limited up to and including \$25,000
Cynthia Herriott	ATL	Property Entities	9(a)	9(a) limited up to and including \$25,000
Damaris Duke	all	Property Entities	6(c), 6(d), 6(e), 6(g)	
Dan Baquero	AVL	Property Entities	6(g)	
Daniel Beirne	all	Core Brokerages	1, 6(f)*, 8(b)	*6(f) limited to DC, DE, KY, IN, MA, ME MD, MI, NE, NH, ND, NJ, NY, OH, PA RI, SD, VA, WA markets

Signatory	Markets	Entities Authorized to Sign For	Authorization <sup>1 2</sup>	Restrictions
Daniel Craig	all	All Entities	3(c)	Limited to contracts up to and including spend of \$1,000,000
Daniel Kilpatrick	all	Property Entities	6(c), 6(d), 6(e), 6(g)	
Daniel Nelson	all	Property Entities	6(c), 6(d), 6(e), 6(g)	
David Dickinson	JAX, MIA, ORL, TPA	Property Entities	6(g), 9(a)*	*9(a) limited up to and including \$25,000
Daniel Beaudette	all	Property Entities	6(c), 6(d), 6(e), 6(g)	
Drew Kayes	SAT, OKC, KLN, KCI, HOU, DFW, CRP, ATX	Property Entities	6(c), 6(d), 6(e), 6(g), 9(a)*	*9(a) limited to \$100,000
Elsa Frieri	MIA	Property Entities	9(a)	9(a) limited up to and including \$25,000
Eric Ramirez	SAN, SFO, RIV, SAC, PDX, LAX	Property Entities	6(g), 9(a)*	*9(a) limited to \$100,000
Giang LeGrice	all	All Entities	3(a), 3(b), 3(c), 3(g), 4, 5, 7(d))	
Hannah Shipman	all	Property Entities	6(c), 6(d), 6(e), 6(g)	
Jackson Upcheshaw	all	Core Master Brokerage	6(f)	Limited to IN, OK and TX markets
Jacob Griffith	all	Property Entities	6(c), 6(d), 6(e), 6(g)	
Jacob Tucknott	all	Property Entities	6(c), 6(d), 6(e), 6(g)	
Jaime Angulo	SLC	Property Entities	6(g)	
James McCormick	all	Property Entities	6(c), 6(d), 6(e), 6(g), 9(a)*	*9(a) limited to \$100,000
Jay Cherry	all	Property Entities	6(a), 6(b), 6(c), 6(d), 6(e), 6(g), 9(a)*	*9(a) limited to \$100,000
Jeremy Hutchings	LAS, SLC	Property Entities	9(a)	9(a) limited up to and including \$25,000
Jessica Rogers	all	Property Entities Opendoor Brokerage Inc. Opendoor Labs Inc. Opendoor Operations Canada Inc. Opendoor Technologies Inc. Pro Marketplace LLC Pro.com Home Services Arizona LLC Pro.com Home Services California Inc. Pro.com Home Services Colorado Inc. Pro.com Home Services LLC Services Labs Inc.	1, 2, 3(c), 3(d), 3(e), 3(f), 3(g), 6(a)*, 6(c)*, 6(d)*, 6(e)*, and 7(d)	*6(a), 6(c), 6(d), and 6(e) limited to transfers of property between Property Entities

Signatory	Markets	Entities Authorized to Sign For	Authorization <sup>1 2</sup>	Restrictions
Jessie Smith	all	Property Entities	6(a), 6(b), 6(c), 6(d), 6(e), 6(g), 9(a)*	*9(a) limited to \$100,000
John Dyce	ABQ, TSC	Property Entities	6(g), 9(a)*	6(g) limited up to and including \$25,000 *9(a) is limited up to and including \$25,000
Jon Enberg	all	Property Entities	6(a), 6(b), 6(c), 6(d), 6(e), 6(g), 9(a)*	*9(a) limited to \$100,000
Joshua Devinney	ORL, JAX, MIA	Property Entities	6(g)	
Karen Albright	ATL, CLT, GSO, RDU	Core Master Brokerage	6(f)	
Karen Mattingley	PDX	Property Entities	6(g)	
Kasra Nejatian (Chief Executive Officer)	all	All Entities	1, 2, 3(a), 3(b), 3(c), 3(d), 3(e), 3(f), 3(g), 4, 5, 6(a), 6(b), 6(c), 6(d), 6(e), 6(g), 6(h), 7(d), 8(a), 8(b), 8(c), 8(d), 9d, 9(b)	
Katherine Villasenor	PDX	Core Master Brokerage	6(f)	
Katie Wright	all	All Entities	6(c), 6(d), 6(g)	
Kelci Peterson	all	Property Entities	6(c), 6(d), 6(e), 6(g)	
Ken Romain	GSO	Property Entities	6(g)	
Kiara Tellez	all	Property Entities	6(c), 6(d), 6(e), 6(g)	
Kim Peshek	LE, CMH, DTW	Property Entities	9(a)	9(a) limited up to and including \$25,000
Klaudia Kawko	all	Property Entities	7(a)	
Kris Farrow	all	Core Master Brokerage	1, 6(f)*, 8(b)	*6(f) limited to GA, CO, ID, NM and UT markets
		Core CA Brokerage	9(a)	Limited to litigation and claims certifications and filings
Kylie Ottney	all	Property Entities	6(c), 6(d), 6(e), 6(g)	
Lee Patton	ATL	Property Entities	6(a), 6(b), 6(c), 6(d), 6(e), 6(g)	
Lindsey Peed	all	All Entities	3(g)	Limited to lines up to \$100,000.
Lisa Soltesz	all	Core Master Brokerage	1, 6(f)*, 8(b)	*6(f) limited to AZ, CO, KS, IL, MN, MO, NV, OK, OR, TX and WI markets
Lucas Matheson	all	All Entities	3(a), 3(b), 3(c), 3(g), 3(h), 4, 5, 7(d))	
Luis Chavez	CRP, HOU, KCI	Property Entities	9(a)	9(a) limited up to and including \$25,000
Luis Martinez	all	Property Entities	6(c), 6(d), 6(e), 6(g)	
Mark Biggins	all	Opendoor Labs Inc. Core Brokerages	1, 6(f), 8(b) 3(h)	

Signatory	Markets	Entities Authorized to Sign For	Authorization <sup>1 2</sup>	Restrictions
Mark Zacharias	CIN, CLE, CMH, DTW, IND, MSP, STL	Property Entities	6(g), 9(a)*	*9(a) limited to \$100,000
Matthew Bohlinger	CIN, DET, MSP, STL	Property Entities	6(g), 9(a)*	*9(a) limited up to and including \$25,000
Matthew McCollum	all	Property Entities	6(c), 6(d), 6(e), 6(g)	
Melina Encinas	all	Property Entities	6(c), 6(d), 6(e), 6(g)	
Melissa Westfall	all	Core Master Brokerage Opendoor Labs Inc.	1, 6(f)*, 8(b)	*6(f) limited to CA
Menahem Namer	all	Corporate Entities Property Entities	3(a), 3(b), 3(d), 3(e), 6(a)*, 6(c)*, 6(d)*, and 6(e)*	*6(a), 6(c), 6(d), and 6(e) limited to transfers of property between Property Entities
Michael Weitz	ATL	Property Entities	6(c), 6(d), 6(e), 6(g)	
Michelle Carter	all	All Entities	9(a), * 9(b)*	*Limited to litigation and claims certifications and filings.
Michelle Holmes	PDX	Core Master Brokerage	6(f)	
Mike Ames	ATL, BHM, CHA, JAX, KNX, MIA, NAS, ORL, SWF, TPA	Property Entities	6(g), 9(a)*	*9(a) Limited to \$100,000
Mike Davison	all	All Entities	1, 2, 3(c), 3(f), 3(g), 7(d)	
Miracle King	all	Property Entities	6(c), 6(d), 6(e), 6(g)	
Myka Russell	all	Property Entities	9(a)	Limited to eviction-related litigation and claims certifications and filings
Nathan Finn	RNO, PDX, SAC, SFO	Property Entities	9(a)*	*9(a) limited up to and including \$25,000
Nakia Walker	BHM	Core Master Brokerage	6(f)	
Nick Balli	OKC, DFW	Property Entities	9(a)	*9(a) limited up to and including \$25,000
Nick Boniakowski		Opendoor Labs Inc. Core Brokerages	3(h)	
Nick Russell	CHS, CUB, GSP, RDU, RIC, DCA	Property Entities	9(a)	9(a) limited up to and including \$25,000
Pablo Gonzales Lerma	LAX, RIV, SAN	Property Entities	6(g), 9(a)*	*9(a) limited up to and including \$25,000
Phillip Morgan Brown	all	All Entities	3(c)*	*3(c) Limited to Media Buy Authorization Forms pursuant to the amount of the pre approved Purchase Order

Signatory	Markets	Entities Authorized to Sign For	Authorization <sup>1 2</sup>	Restrictions
Renee Mauldin	all	All Entities	3(c)*, 5, 9(b)**	*3(c) is limited to third party recruiting agreements. **9(b) is limited to employee separation & settlement agreements and may exceed \$100,000 dollar limit if payments under the separation or settlement agreement is pursuant to the Executive Severance Plan or otherwise approved by the CEO.
Rishi Kotiya	all	All Entities	1, 3(a), 3(b), 3(c)*, 4, 5, 8(a), 8(b), 8(c), 8(d), 9(a), 9(b), 10(a), 10(b)	*3(c) is limited to law firm engagement letters (no spend limitations) and other vendors providing services to legal department
Robert Hamilton	SAT, CIN, IND	Property Entities	6(g), 9(a)*	*9(a) limited up to and including \$25,000
Russell White	all	Property Entities	6(c), 6(d), 6(e), 6(g)	
Ruth Franczyk	BHM, KNX, CHA	Property Entities	6(c), 6(d), 6(e), 6(g), 9(a)*	*9(a) limited up to and including \$25,000
Sarah Scotia	all	Property Entities	6(c), 6(d), 6(e), 6(g)	
Sarah Guizar	all	Property Entities	6(c), 6(d), 6(e), 6(g)	
Sheila Cooksey	ATX, KLN, SAT	Property Entities	9(a)	9(a) limited up to and including \$25,000
Shelby Farrar	IND	Core Master Brokerage	6(f)	Limited to IN markets
Stephanie Faust	all	Property Entities	6(c), 6(d), 6(e), 6(g)	
Steven Rosas	CRP,HOU	Property Entities	9(a)	9(a) limited up to and including \$25,000
Thomas Shoupe	AVL, CLT, CUB, GSO, GSP, RDU,	Core Master Brokerage	6(f)	Limited to NC and SC markets
Tom Gannon	NYJ, BOS	Property Entities	6(g), 9(a)*	*9(a) limited up to and including \$25,000
Will Holmes	All	Opendoor Labs Inc.	3(a), 3(b), 3(h)*, 6(b)	*3(h) Limited to contracts below \$10,000.000
William Lipsey	all	Property Entities	6(c), 6(d), 6(e), 6(g)	

**LISTING AGENTS**

**All listing agents reflected in the chart located at <https://us-east-1.quicksight.aws.amazon.com/sn/dashboards/221d88d7-abc3-470b-aef5-2ca71189aeef> shall have the specified signing authority set forth opposite their name in such chart**

**(including the agreements and documents for which they have authority to sign and the applicable jurisdictions).**

# Delaware

Page 1

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "OPENDOOR LABS INC." IS DULY INCORPORATED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL CORPORATE EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE TWENTY-FIFTH DAY OF JANUARY, A.D. 2024.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL REPORTS HAVE BEEN FILED TO DATE.

AND I DO HEREBY FURTHER CERTIFY THAT THE SAID "OPENDOOR LABS INC." WAS INCORPORATED ON THE THIRTIETH DAY OF DECEMBER, A.D. 2013.

AND I DO HEREBY FURTHER CERTIFY THAT THE FRANCHISE TAXES HAVE BEEN PAID TO DATE.



5457511 8300

SR# 20240242677

You may verify this certificate online at [corp.delaware.gov/authver.shtml](http://corp.delaware.gov/authver.shtml)

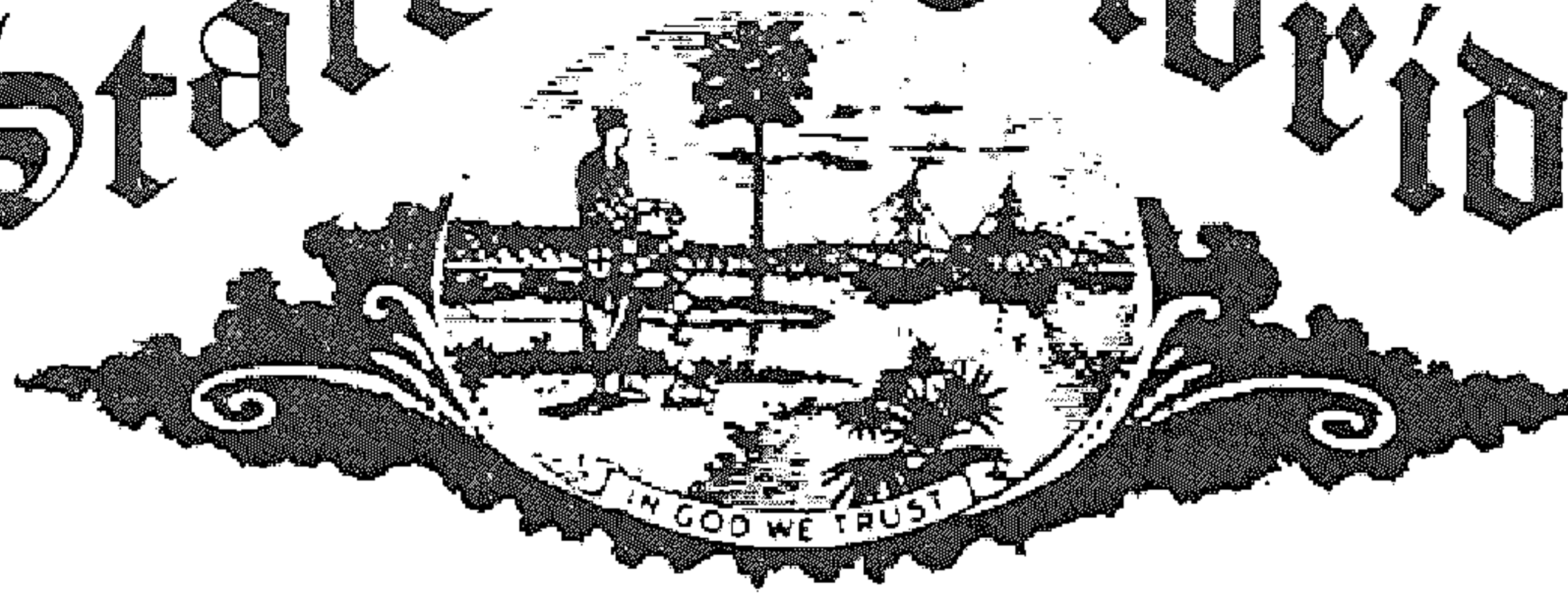
A handwritten signature in black ink, appearing to read "JBULLOCK", is written over a horizontal line. Below the line, the text "Jeffrey W. Bullock, Secretary of State" is printed.

Jeffrey W. Bullock, Secretary of State

Authentication: 202667045

Date: 01-25-24

# State of Florida



## Department of State

I certify from the records of this office that OPENDOOR PROPERTY TRUST I, is a Declaration of Trust organized under the laws of Delaware, authorized to transact business in the State of Florida, filed on March 5, 2019.

The document number of this trust is D19000000012.

I further certify that the status of said trust is active.

Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capital, this the  
Twenty-fourth day of August, 2023



  
Cord Byrd

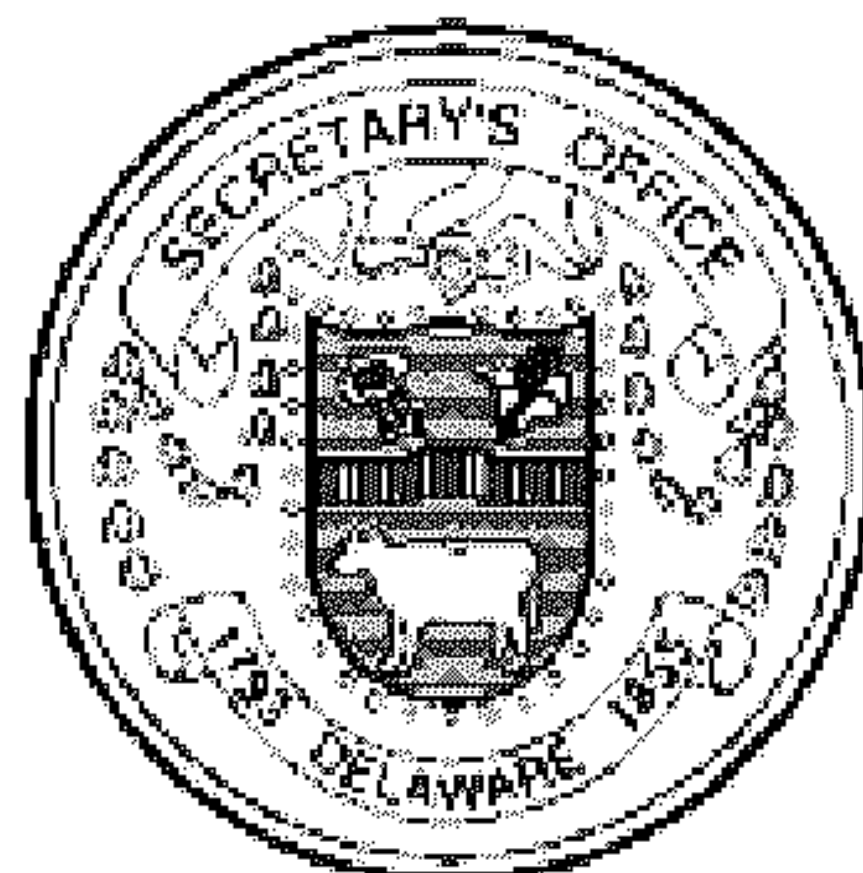
Secretary of State

# Delaware

Page 1

The First State

*I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF STATUTORY TRUST REGISTRATION OF "OPENDOOR PROPERTY TRUST I", FILED IN THIS OFFICE ON THE EIGHTH DAY OF FEBRUARY, A.D. 2019, AT 9:25 O`CLOCK A.M.*



  
Jeffrey W. Bullock, Secretary of State

7273115 8100  
SR# 20230531034

Authentication: 202719450  
Date: 02-15-23


**CERTIFICATE OF TRUST OF  
OPENDOOR PROPERTY TRUST I**

This Certificate of Trust (the "Certificate of Trust") of Opendoor Property Trust I (the "Trust") is being duly executed and filed by Wilmington Trust, National Association, as trustee, to form a statutory trust under the Delaware Statutory Trust Act (12 Del. C. § 3801 et seq.) (the "Act").

1. Name. The name of the statutory trust formed hereby is Opendoor Property Trust I.
2. Delaware Trustee. The name and business address of the trustee of the Trust in the State of Delaware is Wilmington Trust, National Association, Rodney Square North, 1100 North Market Street, Wilmington, Delaware 19890-0001.
3. Series. Pursuant to Section 3806(b)(2) of the Act, the Trust may create and issue one or more series of beneficial interests having the rights and preferences set forth in the governing instrument of the Trust, as the same may be amended from time to time (each, a "Series").
4. Notice of Limitation of Liabilities of each Series. Pursuant to Section 3804(a) of the Act, there shall be a limitation on liabilities of each Series such that (a) the debts, liabilities, obligations and expenses incurred, contracted for or otherwise existing with respect to a particular Series shall be enforceable against the assets of such Series only, and not against the assets of the Trust generally or the assets of any other Series thereof, and (b) none of the debts, liabilities, obligations and expenses incurred, contracted for or otherwise existing with respect to the Trust generally or any other Series thereof shall be enforceable against the assets of such Series.
5. Effective Date. This Certificate of Trust shall be effective upon filing.

IN WITNESS WHEREOF, the undersigned, being the trustee of the Trust, has executed this Certificate of Trust in accordance with Section 3811(a)(1) of the Act.

WILMINGTON TRUST, NATIONAL ASSOCIATION,  
not in its individual capacity, but solely as trustee

By:   
Name: Dorri Costello  
Title: Vice President