

Addendum to the Offer to Purchase for 1209 Beverly Drive, Raleigh, NC

This property is being sold pursuant to a court order entered by the Clerk of Superior Court of Wake County and Elizabeth R. Harrison is acting as a court appointed Commissioner. Any offer to purchase which may be accepted by the Commissioner will be reported to the Clerk of Superior Court and will be subject to a 10 day upset bid period, during which time the bid for the property may be raised. The high bid for the property is still subject to confirmation by the Clerk of Superior Court and no contract shall be final until confirmation by the Clerk of Superior Court.

Commissioner is not the owner of record. Commissioner has no knowledge of overall condition, mortgages, and deeds of trust, taxes, delinquent taxes, judgments or other items that might affect the sale or transfer of the property. It is recommended that the Buyer/Buyer's Agent complete their own Due Diligence and have their attorney check title prior to submitting any Offer to Purchase and Contract.

Buyer/Buyer Agent to not hold listing agent liable for information in MLS. Many fields are required to be entered when due to the nature of a court ordered sale there may be no reliable source to verify the information. Listing agent did their best to put forth accurate information. Utilities may/may not be on. Commissioner will not turn on.

Commissioner will refund buyer's Earnest Money reference in the Offer to Purchase and Contract if Buyer's Offer is not selected as the winning Bid by the Clerk of Superior Court.

Buyer understands that no negotiations will be made after Offer to Purchase and Contract is submitted to the Clerk of Superior Court.

Buyer understands that the property will be conveyed with a Commissioners Deed.

The closing cannot occur until the Order for Confirmation has been entered. The Confirmation Order will be filed 15 days after the final upset bid has been in place with no other bids for 10 days.

Once the high bid is in place for 10 days without upset bids placed, then that person is the high bidder and must close within 15 days. It is the Buyers/High Bidders responsibility to determine if they are the High Bidder. Any notice by the Commissioner or Realtors is purely for convenience but does not start any time line for closing. Failure to finalize/close the transaction will result in default under the Court process and the High Bidder will be liable for damages of conduction a new sale and potentially any lesser bid entered.

This ____ day of _____, 2026.

Buyer _____

Buyer _____

Commissioner Pursuant to 25SP001466-910

GENERAL PROCESS FOR COURT ORDERED SALE

Process can vary sightly—General Procedure

Buyer Initial _____ Buyer Initial _____

*Disclaimer—Please reach out to the Clerk of Court for the specific process or hire an attorney

Property/Lot is offered for sale through MLS.

Offer(s) will be sent to the Listing Agent, then Listing Agent will present to Commissioner to be reviewed and negotiated. Sometimes the Listing Agent can also be the Commissioner.

If multiple offers are received Commissioner will generally request Highest and Best, however Commissioner reserves right to accept an offer at any time and does not have to make notification of multiple offers.

*Offers to include a minimum \$_____ Earnest Money to be held by _____.
If Buyer is not the final court appointed buyer then the buyer will receive the Earnest Money back from Commissioner.

*This is a 100% AS IS sale, no repairs can be negotiated.

*Buyer to choose their own closing attorney.

*Like all offers more earnest money is favorable to the Commissioner.

*If submitting Offer in the name of an LLC, include the LLC Articles showing the authorized signed of the LLC.

Once agreed offer is signed, the Commissioner will file it with the Clerk of Court.

Once filed at the Clerk of Court's office the accepted purchase price will become public knowledge and the 10 day Upset Period will begin. Listing Agent will post the accepted purchase price on the MLS public remarks section for notification to public.

*Buyer must confirm permission by signing this document that the contract price will be publicly shared at the courthouse and on MLS. **Buyer Initial _____ Buyer Initial _____**

*If offer accepted by Commissioner is Upset during the Upset Bid Period then the Commissioner will return that buyer's Earnest Money.

*This is a court ordered sale and there is no Lead Based Pain Addendum, Residential property and owners disclosure statement or mineral and oil and gas rights disclosure statement.

Buyer Initial _____ Buyer Initial _____

Buyers wishing to place an Upset Bid will do so directly through the Clerk of Court's office in the county where the property is located.

Each bid placed through the Clerk's office has to be a minimum of 5% higher than the previous bid or accepted offer. The bidder is required to make a 5% deposit of their offer price using certified funds with the Clerk of Court at the time of bid.

Buyers are responsible for confirming if their bid has been upset and then may choose to go place an upset bid as well. (Listing Agent will try to let bidder know if their offer has been upset, but ultimately the responsibility for keeping track of this is born by the buyer.)

Each time an upset bid is place the 10 day upset period begins again.

After 10 days pass and no additional bids are placed the last bidder is deemed the Winning Bidder.

15 days after winning bidder is determined the Commissioner will file a Confirmation Order with the Clerk of Court. Once the Confirmation Order is signed, the High Bidder will need to complete the purchase transaction.

Winning bidder will be told how many days they have to close. (Commissioner understands there may be a loan where 30 days is needed, this is handled on a case by case basis determined by funds being used to purchase).

If winning bidder fails to complete the purchase they will forfeit their Earnest Money/deposit. Bidder can be held liable for the different in sale price per the court if the home sells at the next winning bid for a lesser amount.

Buyer Signature: _____

Buyer Signature: _____

Buyer Agent Signature: _____