

Commissioner Sale Instructions & Agreement

All commissioner sales are court ordered sales subject to a 10-day upset bid period. The process of submitting an offer is as follows:

All offers will be submitted to the listing agent, Tommy Dalton with Dalton Property Partners, LLC at tommy.dalton@dalpp.com (Listing firm details are outlined below).
Preferred NC Realtor Form 580L-T, Agreement to Purchase and Sale of Land

The Seller shall be listed as David R. Ford, Commissioner; 22 SP 002016-910; The Ford Firm, PLLC – 6739 Falls of Neuse Road, Raleigh, NC 27615

All offers must include the “Additional Terms to Agreement, Exhibit B” (attachment in the MLS) with Offer when presented for consideration

All offers require a five (5%) percent non-refundable earnest money deposit in the form of Certified Funds payable to Lawrence A. Kristoff Trust Account

There is NO DUE DILIGENCE PERIOD. The property is sold AS-IS, WHERE-IS

Closing Date shall be within thirty (30) days after the Order Confirming the Sale is entered

Once a contract is presented and accepted by the seller, as well as, confirmation of Earnest Money Deposit, the Commissioner will file a Report of Sale with the Wake County Clerk of Court

Anyone may upset the bid by offering five (5%) percent more than the contract price (or the last upset bid, if any) and by depositing a five (5%) percent earnest money deposit during the 10-day upset bid period. Contact the Listing Broker for detailed instructions on placing an upset bid offer.

If there is an upset bid, the 10-day period starts over and the initial 5% deposit will be returned to the previous bidder (unless the bidder chooses to upset the current bid, they can add additional funds to the earnest money deposit needed to increase the 5% deposit with their new bid) This is the only time the earnest money will be refundable

Once the 10-day upset bid period completes without an upset bid, the sale will confirm and closing shall occur within 30 days

The Purchaser (buyer) will receive a Commissioner’s Deed at closing. There will be no tax prorrations at closing, Petitioner is responsible for any past due and current taxes

Acknowledge this the ____ day of _____, ____

Purchaser: _____
PRINT SIGN

Purchaser Agent: _____
PRINT SIGN

Seller: _____
PRINT SIGN

Listing Agent: _____
PRINT SIGN

Listing Firm Details

Listing Agent: Tommy E. Dalton

License #: 279899

Email: tommy.dalton@dalpp.com

Phone: 984.459.0804

Firm: Dalton Property Partners, LLC

Firm License #: C31226

Firm Address: 324 S Wilmington St, PMB 138, Raleigh NC 27601

Earnest Money Deposits

Payable to 'Lawrence A. Kristoff Trust Account'

Kristoff Law Offices, Lawrence A. Kristoff, Attorney

444 E Main Street, Clayton NC 27520

919-553-1212

Mailing Address – PO Box 495, Clayton, NC 27520