

HOME COACH REALTY

KEY DELIVERY AND POSSESSION PROVISION

PROPOSED ADDENDUM TO OFFER TO PURCHASE AND CONTRACT

Property Address: 10330 Sablewood Drive #110 Raleigh, NC27617

Buyer(s):

Seller(s): Ralph & Brooke Alexander

REFERENCE AND PURPOSE OF THIS CLARIFICATION

This provision is intended to avoid confusion regarding the timing of possession and delivery of keys after recordation. North Carolina Real Estate Commission consumer guidance cautions buyers that a seller may not be willing to deliver possession until the seller receives the sale proceeds. NC REALTORS® consumer guidance likewise advises a seller to withhold possession and keys until after the deed has been recorded and the closing proceeds have been distributed. Buyer and Seller therefore agree that this Addendum amends and clarifies their specific agreement concerning possession and key delivery for this transaction.

1. Purpose and Modification

This Addendum amends the closing and possession provisions of the Offer to Purchase and Contract ("Contract") for the Property identified above. If this Addendum conflicts with the Contract concerning the timing of closing, possession, access, keys, or other means of access, this Addendum controls.

2. Closing and Delivery of Possession and Keys

Buyer and Seller agree that the last of the four (4) elements of Closing per Section 1(o) of the Contract, recordation of the deed, alone will not equate the transfer of possession nor require Seller or Listing Broker to release of keys, mailbox keys, access codes, garage door openers, electronic access devices, or any other means of access to Buyer. Buyer's possession and all means of access shall be delivered only after the a Listing Broker has received confirmation that the closing attorney has (i) initiated a wire transfer of sales proceeds to Seller or issued seller's sales proceeds check that is ready and available for delivery or pickup by Seller, and (ii) disbursed all listing-side brokerage compensation, commissions, fees, and other amounts due from Seller at Closing to Home Coach Realty.

3. Buyer's Agreement

Buyer agrees not to demand, obtain, enter into, occupy, exercise possession, demand release of any means of access to the Property, during the period after recordation of the deed and before all conditions in Section 2 have been satisfied. Buyer understands that this may result in possession being delivered later than the time the deed is recorded.

4. Prompt Release After Confirmation

Upon the Listing Broker's receipt of confirmation by the closing attorney that both disbursements described in Section 2 have occurred, Seller shall promptly authorize delivery of possession and the means of access to Buyer, subject to any other written possession agreement between the parties.

5. Remaining Contract Terms

Except as expressly modified by this Addendum, all other terms of the Contract remain unchanged and in full force and effect.

ENTITY SIGNATURE (if applicable): If a Buyer or Seller is a corporation, LLC, trust, partnership, estate, or other legal entity, an authorized representative should sign below on behalf of the entity.

Legal Entity Name

Entity Type

By: Authorized Representative Signature

Date

Printed Name / Title

Buyer Signature

Date

Buyer Signature

Date

Ralph Alexander

09/15/26

Seller Signature

Date

Brooke Alexander

09/14/26

Seller Signature

Date

