NC Version 10/27/2026

ADDENDUM TO REAL ESTATE CONTRACT

THIS ADDENDUM TO REAL ESTATE CONTRACT (the "Addendum") is made part of and modifies the terms of the North Carolina Offer to Purchase and Contract (hereinafter "Purchase Contract") entered into by the undersigned parties. The Parties hereby agree as follows:

A. Due Diligence Fee.

1. Buyer(s) and Seller acknowledge that the Due Diligence Fee shall be held by Hankin & Pack, PLLC and credited to the Buyer at closing. Should the Contract terminate or for fail to close for any reason, with the exception of an event of material breach by the Seller, the Due Diligence Fee shall be immediately disbursed to the Seller without notice or approval from the Buyer(s).

B. Title Company and Charges.

1. The Seller shall select the title and escrow company, which shall be Hankin & Pack, PLLC, unless prohibited by any governing law. The cost of the owner's title policy shall be Seller's responsibility, unless the Seller has provided the Buyer with any purchase price concessions or credits. In which case, the Buyer shall be responsible for the owner's policy cost but required to utilize the Seller's preferred title and escrow company (unless prohibited by any governing law). Should the Buyer elect to convey a mortgage concerning this transaction, then the Buyer shall be responsible for the lender's title policy. All simultaneous issue credits shall be the benefit of the Seller, should the owner's policy cost be the Seller's responsibility.

C. Closing Documents.

1. Regardless of whether the Seller's preferred title company or another title company serves as the closing agent, the Buyer(s) and Seller hereby agree that Seller shall only be required to execute: (1) a Limited Warranty Deed in recordable form conveying good and marketable fee simple title to the Property, subject only to the Permitted Exceptions, reciting only nominal consideration; (2) documents required under the Contract; (3) documents required under the title commitment; (4) 1099 tax forms; and (5) FIRPTA affidavits. All other disclosures or documents shall not be required to be signed by the Seller. Should Seller and Buyer(s)' preferred title company disagree as to required title documents, then at no cost to the Seller, Seller may elect to extend the closing date for an additional ten (10) days. Should upon the expiration of the extension right, the Closing company and the Seller not agree as to documents to be signed at closing, then Seller holds the right to cancel the Contract refunding the escrow fees and the Due Diligence fee to the Buyer(s).
2. All finalized closing documents must be submitted for review and approval, seven (7) days prior to the closing date.
3. Should North Carolina allow for remote online notarization for closing real estate deals ("RON"), then Seller holds the right to utilize a RON signing service.

D. Miscellaneous.

1. Seller has never occupied the property and can make no guarantees. No disclosures warranties, or repairs will be provided by the Seller. If applicable, Buyer(s) hereby waives the seller property disclosure statement and insurance claims loss report.
2. Seller has no knowledge of local ordinances or regulations which may or may not involve the subject property. Therefore, Seller will not be responsible nor held liable for any local retrofit, reports, inspections, or sale requirements. Buyer(s) agrees to maintain all responsibility for compliance and/or costs with said requirements should they exist.
3. If applicable, Buyer(s) to verify HOA CC&R's, square footage, bedroom count, and all permits (if applicable) related to the property.
4. Property sold "AS IS," Seller to make no repairs.
5. Should a home warranty be sought, or required, Buyer(s) shall be fully liable for that cost.

6. If inspection period(s), or if applicable all renegotiation period(s), end on a weekend or holiday, then the deadline for Seller to respond to any request is extended two (2) business days.

E. Reaffirmation of Real Estate Contract.

1. Except as otherwise specifically modified by this Addendum to Real Estate Contract ("Contract") effective as of the Effective Date, all of the terms, covenants and provisions of the Contract shall remain in full force and effect and are hereby ratified and reaffirmed by the Parties hereto. In the event of any conflict between the terms of the Contract and this Addendum, then this Addendum shall govern and control. This Addendum may be executed in any number of counterparts, each of which shall be deemed to be an original and all of which together shall constitute one instrument. Copies (whether facsimile, PDF, photostatic or otherwise) of signatures to this Addendum shall be deemed to be originals and may be relied on and shall be enforceable to the same extent as if they were original. This Agreement is not subject to oral modification, waiver, supplementation or amendment and may be modified, amended, waived or supplemented only by means of a writing signed by the Parties hereto. This Addendum was jointly prepared by each of the Parties hereto and shall not be construed against any particular Party hereto nor shall any uncertainty or ambiguity be construed against any one Party hereto.

Dated: _____

BUYER:

By: _____

Name:

By: _____

Name:

SELLER:

By: _____

Name:

Title: