Expediting North Carolina Contracts (Amended/BVO Third Party)

File #	3678991
Property Address:	The contract must reflect the property address as shown below 1921 Trent River Ave Wake Forest, North Carolina 27587 United States Of America

Closing Office

Cartus has ordered preliminary title and deed preparation from our local escrow/title agent This agent will also facilitate the closing process once a sale is procured.

Office Name: Midtown Property Law
Contact Name:
Phone: (919) 200-4445
Email: elizabeth@midtownpropertylaw.com

North Carolina Contract Nuances and Helpful Information

*Thank you for reviewing the information below. Please share with the Selling Agent **prior** to submitting the contract and associated documents. Submission of fully negotiated, complete contracts with all required documents will expedite execution by Cartus.*

- **Due Diligence Fee:** Cartus does not accept a Due Diligence fee
- **Cartus Standard Addendum**: Buyer must initial the North Carolina Provisions on page 6.
- **Buyer Home Closing Contingency:** If the sale is contingent on buyer's home closing, *check* section 5 on page 7.

Important Reminders

- Read and review the contract and addenda in their entirety.
- Review all contract terms with the Customer.
- **Contract is negotiated verbally only; Customer cannot sign any contract/sale documents.**
- Complete both pages 1 and 2 of the Agent Contract Tool and submit with the contract.
- Submitted contract must be *fully negotiated*: price, concessions, repair caps, personal property, closing date, and all contingencies.
- All incentives offered in the listing/MLS and are part of the sale ***must be written into the sales contract*** (agent incentives, home warranty, buyer closing costs, etc.)
- If the contract is contingent on the closing of the Buyer's home or any other property, it must be written in as a contingency to the contract, including the date of that closing. Note: Buyer's home must be under contract with a scheduled closing date.
- Expired contracts cannot be accepted; expiration must be at least 5 days from the date the contract is submitted to Cartus. We will be working to sign the contract as quickly as possible; please set the proper expectations with the Buyer(s).
- Closings cannot take place on weekends or holidays.
- Cartus must give possession at closing; no early occupancy or rent back agreements are permitted.
- All addenda made part of the contract must be included with the contract.
- If the sale is dual agency, any required Dual Agency Disclosures must be sent in with the contract and signed when the contract is executed by Cartus.