



Summary of 2026 Changes to NC REALTORS® Property Management Forms

The following forms have been revised for 2026. This summary only covers the material changes that were made to each form. Click on the hyperlinks below to see all changes made to the form.

1. [Form 401 – Exclusive Property Management Agreement](#)

- 1.1. ¶ 6(i) – Language added to clarify exactly when an agent may pursue landlord claims in court.

2. [Form 410-T – Residential Rental Contract](#)

- 2.1. First Page – Language has been added to accommodate circumstances when a landlord may be accepting a security deposit alternative.
- 2.2. ¶ 16 – In some cases, a landlord may choose to sell a property rather than re-rent it following a tenant's breach of the lease. This edit makes clear that the landlord has that election.
- 2.3. ¶ 17(f) – Members have reported that tenants sometimes cause the landlord to incur fees by not providing access to the property or otherwise violating portions of the lease. This section now makes clear that if the tenant causes those fees and costs then they may be billed.
- 2.4. ¶ 17(j) – A section has been added to address what should happen to a tenant's personal property should they die while in possession.
- 2.5. ¶ 18(d) – If a property becomes not fit and habitable, this section has been added to reflect what the law already provides in the statutes.

3. **NEW** [Form 418 – Small Claims Summary Ejectment Flowchart](#) – This is a new form to help members navigate the basics of small claims evictions cases.

4. [Form 427-T – Notice and Demand for Possession](#) – Technical edits and other language added regarding notice of criminal activity.

5. **NEW** [Form 428 – Notice of Month-to-Month Tenancy](#) – This is a new form to give a tenant both a reminder of the lease terms and a notice of the rent adjustment, if any, once the initial term ends and the tenancy has moved to month-to-month.