

# NC REALTORS® Forms List

## As of January 28, 2025

### NC REALTORS® – NC BAR JOINTLY APPROVED FORMS

- 2-T: Offer to Purchase and Contract (REV 7/2024) (© 7/2024)
- 2G: *Guidelines for Completing the Offer to Purchase and Contract* (REV 7/2024) (© 7/2024)
- 3-T: Additional Signature Addendum (REV 7/2020) (© 7/2024)
- 3G: *Guidelines for Completing the Additional Signatures Addendum* (REV 7/2020) (© 7/2024)
- 4-T: Agreement to Amend Contract (Former Form 330-T) (REV 7/2024) (© 7/2024)
- 12-T: Offer to Purchase and Contract – Vacant Lot/Land (REV 7/2024) (© 7/2024)
- 12G: *Guidelines for Completing the Offer to Purchase and Contract – Vacant Lot/Land* (REV 7/2024) (© 7/2024)
- 2A1-T: Back-Up Contract Addendum (REV 7/2022) (© 7/2024)
- 2A3-T: New Construction Addendum (REV 7/2022) (© 7/2024)
- 2A4-T: FHA/VA Financing Addendum (REV 11/2023) (© 7/2024)
- 2A5-T: Seller Financing Addendum (REV 7/2022) (© 7/2024)
- 2A6-T: Loan Assumption Addendum (REV 7/2019) (© 7/2024)
- 2A7-T: Buyer Possession Before Closing Agreement (REV 7/2024) (© 7/2024)
- 2A7G: *Guidelines for Completing Buyer Possession Before Closing Agreement* (Adopted 7/2023) (© 7/2024)
- 2A8-T: Seller Possession After Closing Agreement (REV 7/2023) (© 7/2024)
- 2A8G: *Guidelines for Completing Seller Possession After Closing Agreement* (Adopted 7/2023) (© 7/2024)
- 2A9-T: Lead-Based Paint or Lead-Based Paint Hazard Addendum (REV 7/2021) (© 7/2024)
- 2A11-T: Additional Provisions Addendum (REV 7/2024) (© 7/2024)
- 2A12-T: Owners' Association Disclosure Addendum (REV 7/2022) (© 7/2024)
- 2A13-T: Vacation Rental Addendum (REV 7/2023) (© 7/2024)
- 2A14-T: Short Sale Addendum (REV 7/2015) (© 7/2024)
- 9-T: Real Estate Closing Information (REV 7/2019) (© 7/2024)
- 10-T: Estate Flow Chart (Adopted 07/2024) (© 7/2024)

### 100 SERIES: SELLER INITIATED FORMS

- 101: Exclusive Right to Sell Listing Agreement (REV 1/2025) (© 1/2025)
- 103: Exclusive Right to Sell Listing Agreement (Vacant Lot/Land) (REV 7/2024) (© 7/2024)
- 103G: *Guidelines for Completing the Exclusive Right to Sell Listing Agreement (Vacant Lot/Land)* (REV 7/2022) (© 7/2024)
- 104: Short Sale Addendum to the Exclusive Right to Sell Listing Agreement (REV 7/2014) (© 7/2024)
- 105: Internet Advertising Addendum (REV 5/2020) (© 7/2024)
- 106: Agreement to Procure Tenant (REV 7/2014) (© 7/2024)
- 110: Seller Estimated Net Sheet (REV 1/2024) (© 7/2024)
- 140: Residential Property and Owners' Association Disclosure Statement (NCREC © 5/2024)
- 141: Mineral and Oil and Gas Rights Mandatory Disclosure Statement (NCREC © 1/2015)
- 142: Vacant Land Disclosure Statement (Adopted 7/2024) (© 7/2024)
- 150: Unrepresented Seller Disclosure & Fee Agreement (REV 7/2020) (© 7/2024)
- 161: Working with Real Estate Agents Disclosure (NCREC) (Revised 1/2022) (© 7/2024)
- 161b: Working with Real Estate Agents Q&A (NCREC) (Revised 1/2022) (© 7/2024)
- 170: Closing Guidelines for Seller (Adopted 7/2024) (© 7/2024)

## **200 SERIES: BUYER INITIATED FORMS**

- 201: Exclusive Buyer Agency Agreement (REV 1/2025) (© 1/2025)
- 202: Property Showing Agreement (REV 1/2025) (© 1/2025)
- 203: Non-Exclusive Buyer Agency Agreement (REV 1/2025) (© 1/2025)
- 220: Cooperative Compensation Agreement (REV 10/2024) (© 10/2024)
- 220G: *Guidelines for Completing the Cooperative Compensation Agreement (REV 10/2024) (© 10/2024)*
- 261: Working with Real Estate Agents Disclosure (NCREC) (Revised 1/2022) (© 7/2024)
- 261b: Working with Real Estate Agents Q&A (NCREC) (Revised 1/2022) (© 7/2024)

## **300 SERIES: RESIDENTIAL CONTRACT FORMS**

- 310-T: Due Diligence Request and Agreement (REV 7/2020) (© 7/2024)
- 310G: *Guidelines for Completing Due Diligence Request and Agreement (REV 7/2020) (© 7/2024)*
- 320-T: Agreement and Bill of Sale of Personal Property (Adopted 7/2023) (© 7/2024)
- 340-T: Response to Buyer's Offer (REV 7/2018) (© 7/2024)
- 350-T: Termination of Contract (Form 2-T) by Notice to Seller from Buyer (Form 2-T) (REV 7/2024) (© 7/2024)
- 351-T: Termination of Contract (Form 12-T – Vacant Lot/Land) by Notice to Seller from Buyer (REV 7/2024) (© 7/2024)
- 352-T: Termination of Contract (Form 2-T) by Notice to Buyer from Seller (REV 7/2023) (© 7/2024)
- 353-T: Termination of Contract (Form 12-T – Vacant Lot/Land) by Notice to Buyer from Seller (REV 7/2023) (© 7/2024)
- 355-T: Notice to Buyer to Deliver Cash or Immediately Available Funds (REV 7/2019) (© 7/2024)
- 360: Offer to Purchase and Contract Worksheet (REV 7/2023) (© 7/2024)
- 390-T: Termination of Contract by Mutual Agreement and Release of Earnest Money (REV 7/2021) (© 7/2024)
- 391-T: Termination of Contract by Mutual Agreement Without Release of Earnest Money (REV 7/2021) (© 7/2024)

## **400 SERIES: LEASING / PROPERTY MANAGEMENT FORMS**

- 401: Exclusive Property Management Agreement (Long-Term Rental Property) (REV 7/2023) (© 7/2024)
- 402: Exclusive Property Management Agreement (Vacation Rentals) (REV 7/2023) (© 7/2024)
- 403: Agreement to Amend Exclusive Property Management Agreement (Adopted 7/2020) (© 7/2024)
- 404: Termination of Agency Agreement and Release (REV 7/2024) (© 7/2024)
- 405-T: Exclusive Right To Advertise/Lease Agreement (REV 7/2023) (© 7/2024)
- 410-T: Residential Rental Contract (REV 7/2024) (© 7/2024)
- 411-T: Vacation Rental Agreement (REV 7/2019) (© 7/2024)
- 412-T: Short-Term Rental Agreement (Adopted 7/2019) (© 7/2024)
- 413-T: Addendum to Vacation Rental Agreement (Adopted 8/2021) (© 7/2024)
- 414-T: Residential Rental Contract (Ground Lease) (Adopted 7/2022) (© 7/2024)
- 415: Property Assessment Form (REV 7/2022) (© 7/2024)
- 416: Tenant Personal Property Flow Chart (Adopted 7/2024) (© 7/2024)
- 417: Landlord-Tenant Normal Wear and Tear Guide (Adopted 7/2024) (© 7/2024)
- 420: REALTORS® Management Statement (REV 7/2002) (© 7/2024)
- 425-T: Residential Rental Contract Renewal and/or Amendment (Adopted 7/2015) (© 7/2024)
- 426-T: Early Termination of Residential Rental Contract (Adopted 7/2022) (© 7/2024)
- 427-T: Notice and Demand for Possession (REV 7/2023) (© 7/2024)
- 430-T: Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards

(REV 7/2002) (© 7/2024)

- 435-T: Waiver of Rights Relating to Rental Contract (SCRA) (Adopted 7/2016) (© 7/2024)
- 436-T: Military Status Addendum (Adopted 7/2016) (© 7/2024)
- 440-T: Maintenance Addendum (REV 7/2018) (© 7/2024)
- 442-T: Pet Addendum (REV 7/2020) (© 7/2024)
- 443-T: Assistance Animal Addendum (REV 7/2020) (© 7/2024)
- 445-T: Guaranty Addendum (Adopted 7/2020) (© 7/2024)
- 446-T: Sight Unseen Addendum (Adopted 7/2022) (© 7/2024)
- 450-T: Multi-Parcel Addendum to Exclusive Property Management Agreement (Long Term Rental Property) (Adopted 7/2015) (© 7/2024)
- 460: Exclusive Tenant Representation Agreement (Adopted 7/2020) (© 7/2024)
- 465: Affidavit Showing Delivery of Blank Declaration Form to Tenant (Adopted 11/2020) (© 7/2024)

## **500 SERIES: COMMERCIAL CONTRACT FORMS**

- 501: Agency Forms Checklist (Commercial Sales & Leases) (REV 7/2022) (© 7/2024)
- 502: Land Information Worksheet (REV 7/2020) (© 7/2024)
- 503: Additional Signatures Addendum (Adopted 7/2014) (© 7/2024)
- 511: Confidentiality Agreement (REV 7/2019) (© 7/2024)
- 520B: (Buyers) Working with Real Estate Agents Disclosure (NCREC) (Revised 1/2022) (© 7/2024)
- 520S: (Sellers) Working with Real Estate Agents Disclosure (NCREC) (Revised 1/2022) (© 7/2024)
- 520Q: Working with Real Estate Agents Q&A (NCREC) (Revised 1/2022) (© 7/2024)
- 521L: (Landlords) Working with Real Estate Agents (Lease Transactions) (NCREC) (Adopted 12/2021) (© 7/2024)
- 521T: (Tenants) Working with Real Estate Agents (Lease Transactions) (NCREC) (REV 7/2022) (© 7/2024)
- 522: Declaration of Affiliation (NCREC 1.79F) (© 8.2006)
- 523: Brokerage Cooperation Agreement (Limited Non-Resident Commercial Licensee) (REV 7/2004) (© 7/2024)
- 530: Exclusive Buyer/Tenant Representation Agreement (REV 7/2024) (© 7/2024)
- 531: Non-Exclusive Buyer/Tenant Representation Agreement (Client Responsible) (REV 7/2024) (© 7/2024)
- 532: Non-Exclusive Buyer/Tenant Representation Agreement (REV 7/2024) (© 7/2024)
- 540: Statement of Agency Relationships (REV 7/2004) (© 7/2024)
- 541: Commission Split Agreement – Sales Transaction (Reviewed 7/2024) (© 7/2024)
- 542: Commission Split Agreement – Lease Transaction (Reviewed 7/2024) (© 7/2024)
- 543: Referral Agreement (REV 7/2019) (© 7/2024)
- 550: Dual Agency Addendum (REV 7/2022) (© 7/2024)
- 560: Compliance Addendum (REV 7/2022) (© 7/2024)
- 561: Confirmation of Compensation (REV 7/2024) (© 7/2024)
- 570: Exclusive Right to Lease and/or Sell Listing Agreement (REV 7/2024) (© 7/2024)
- 571: Exclusive Right to Sell Listing Agreement (REV 7/2024) (© 7/2024)
- 572: Exclusive Right to Lease Listing Agreement (REV 7/2024) (© 7/2024)
- 573: Disclosure and Fee Agreement for Non-Listed Property – Sale (REV 7/2024) (© 7/2024)
- 574: Disclosure and Fee Agreement for Non-Listed Property – Lease (Reviewed 7/2024) (© 7/2024)
- 575: Agency Agreement Renewal and/or Amendment (REV 7/2020) (© 7/2024)
- 576: Termination of Agency Agreement and Release (REV 1/2011) (© 7/2024)
- 580-T: Agreement for Purchase and Sale of Real Property (REV 7/2023) (© 7/2024)
- 580L-T: Agreement for Purchase and Sale of Land (REV 7/2023) (© 7/2024)
- 581-T: Additional Provisions Addendum (REV 7/2020) (© 7/2024)
- 581A-T: Back Up Agreement Addendum (REV 7/2021) (© 7/2024)

- 582-T: Termination of Contract and Release of Earnest Money (REV 7/2017) (© 7/2024)
- 583-T: Agreement to Amend Contract / Notice of Assignment (REV 7/2022) (© 7/2024)
- 584: Contingency/Critical Date Log for Agreement for Purchase and Sale of Real Property And Agreement for Purchase and Sale of Land (REV 7/2021) (© 7/2024)
- 585: Professional Services Disclosure and Election (REV 7/2021) (© 7/2024)
- 586-T: Unilateral Termination by Buyer (REV 7/2020) (© 7/2024)
- 587-T: Notice of Offer Rejection (REV 7/2020) (© 7/2024)
- 588-T: Notice of Revocation of Offer (Adopted 7/2020) (© 7/2024)
- 590: Property Management Agreement (REV 7/2021) (© 7/2024)
- 591: Commercial Lease Application (REV 7/2019) (© 7/2024)
- 592-T: Commercial Lease Agreement (Single Tenant Facility) (REV 7/2024) (© 7/2024)
- 592L-T: Vacant Land Commercial Lease Agreement (Adopted 7/2023) (© 7/2024)
- 593-T: Commercial Lease Agreement (Multi-Tenant Facility) (REV 7/2024) (© 7/2024)
- 594-T: Notice to Elect Extension/Renewal (Adopted 7/2017) (© 7/2024)
- 595: Guaranty Addendum (Adopted 7/2022) (© 7/2024)
- 596-T: Memorandum of Lease (Adopted 7/2022) (© 7/2024)
- 597: Early Termination of Lease (Adopted 7/2023) (© 7/2024)

## **600 SERIES: AUCTIONEER FORMS**

- 601: Exclusive Right to Sell Listing Agreement (Auction Sales) (REV 7/2024) (© 7/2024)
- 601G: *Guidelines for Completing Exclusive Right to Sell Listing Agreement (Auction Sales)* (REV 7/2022) (© 7/2024)
- 602: Multi-Parcel Addendum to Exclusive Right to Sell Listing Agreement (Auction Sales) (REV 7/2022) (© 7/2024)
- 603: Dual Agency Addendum (Auction Sales) (REV 7/2022) (© 7/2024)
- 610: Buyer's Premium Agreement (Auction Sales) (REV 1/2015) (© 7/2024)
- 610G: *Guidelines for Completing Buyer's Premium Agreement (Auction Sales)* (REV 1/2004) (© 7/2024)
- 620-T: Real Property Auction Purchase and Sale Contract (REV 7/2024) (© 7/2024)
- 620G: *Guidelines for Completing Real Property Auction Purchase and Sale Contract* (REV 7/2022) (© 7/2024)

## **700 SERIES: MISCELLANEOUS FORMS**

- 710: Agency Agreement Renewal and/or Amendment (REV 7/2023) (© 7/2024)
- 715: Agency Agreement Amendment and Disclosure (Adopted 7/2024) (© 7/2024)
- 720: Termination of Agency Agreement and Release (REV 7/2024) (© 7/2024)
- 730: Referral Agreement (REV 7/2024) (© 7/2024)
- 731: Broker-To-Builder Referral Agreement (Adopted 7/2020) (© 7/2024)
- 740: Notice of Intent to Deposit Disputed Earnest Money with Clerk of Court (REV 9/2020) (© 7/2024)
- 741: Certificate of Notice and Deposit of Disputed Funds (AOC-SP-260) (REV 10/2021)
- 750: Interest Bearing Trust Account Authorization – NCAR Housing Opportunity Foundation (Homes4NC) (REV 12/2004) (© 7/2024)
- 751: Home Inspections Q&A (NCREC REV 4/2021) (© 7/2024)
- 752: Protect Your Family From Lead In Your Home (EPA REV 3/2021) (© 7/2024)
- 760: Professional Services Disclosure and Election Form (REV 7/2024) (© 7/2024)
- 760G: *Guidelines for Completing Professional Services Disclosure and Election Form* (REV 7/2020) (© 7/2024)
- 770: Disclosure of Compensation ((REV 7/2024) (© 7/2024)

- 770G: *Guidelines for Completing Disclosure of Compensation* (REV 7/2021) (© 7/2024)
- 780: Overview of Standard Contract Form (REV 7/2024) (© 7/2024)
- 780: Overview of Standard Contract Form (SPANISH) (REV 7/2024) (© 7/2024)
- 790-T: COVID-19 Addendum (Adopted 3/2020) (© 7/2024)

#### **800 SERIES: NEW CONSTRUCTION FORMS**

- 800-T: Offer to Purchase and Contract (New Construction) (REV 7/2024) (© 7/2024)
- 800A1-T: Schedule of Allowances Addendum (REV 7/2014) (© 7/2024)
- 850-T: Notice to Seller That Buyer Is Exercising Their Unilateral Right to Terminate The Offer To Purchase and Contract-New Construction (Form 800-T) (Adopted 7/2017) (© 7/2024)
- 852-T: Notice to Buyer That Seller Is Exercising Their Unilateral Right to Terminate The Offer To Purchase and Contract-New Construction (Form 800-T) (Adopted 7/2017) (© 7/2024)
- 890-T: Termination of Contract By Mutual Agreement With Release Of Earnest Money and/or Building Deposit (Adopted 7/2017) (© 7/2024)