## VACATION RENTAL ADDENDUM

Property:		
Seller:		
This Addendu Property.	um is attached to and made a part of the Offer to Purchase and Contract ("Co	ontract") between Seller and Buyer for the
	Vacation Rentals: The Property is subject to vacation rental agreement(s) as deprth Carolina General Statutes) during the following time period(s):	efined by the Vacation Rental Act (Chapter
	servations made with an online vendor, including but not limited to reservation and may be subject to the Vacation Rental Act.	s made with VRBO or AirBNB, must be
(a) Except address an (b) In lieu agreement (including along with (c) Notwit	on to be Provided by Seller:  t as provided in (b) and (c) below, within ten (10) days after Closing, Seller shall deshall provide Buyer a copy of each vacation rental agreement covering the time of providing Buyer a copy of each such agreement, where Seller or Seller's age, Seller may provide Buyer with a copy of the part of each such agreement that any provisions that have been added, deleted or modified), the amount to be paid one copy of the standard form vacation rental agreement.  This tanding (a) or (b) above, the parties agree that if prior to Closing, Buyer ender the Property after Closing, the rental agent is authorized to provide the information.	me period(s) set forth above.  ent utilizes a standard form vacation rental contains information unique to the tenancy id by the tenant, and the parties' signatures,  ngages Seller's rental agent to continue to
Period or tern rental agreeme	paragraph 2 is not intended to limit Buyer's right to review copies of any reminate this Contract prior to the expiration of the Due Diligence Period. If Buyents prior to Closing, it is recommended that Buyer obtain copies of the rental agents prior to the expiration of the Due Diligence Period.	ver desires to review copies of the vacation
3. Additiona	ll Vacation Rentals: Check only ONE of the following options:	
agree agree	Seller may enter into additional vacation rental agreements after the Effective Date of this Contract, provided that such agreements shall be on similar terms as the Property is currently rented. This authorization shall not constitute Buyer's agreement to honor any such agreements that end more than 180 days after Closing. Seller shall disclose to Buyer information concerning any such additional agreements in accordance with the applicable provision of paragraph 2 above.	
	er may enter into additional vacation rental agreements after the Effective I ements shall end no later than the Settlement Date of this Contract.	Date of this Contract, provided that such
☐ Selle	er may not enter into additional vacation rental agreements after the Effective D	Date of this Contract.
	<b>Inager Information</b> : If the Property is being managed for Seller, the name, as follows:	
Seller agree	that Buyer will have the option of retaining another property manager	("Rental Manager"). Buyer and ment firm other than Rental Manager;
however, if B	Buyer does not sign a property management agreement with Rental Mana credit of \$ at Closing.	
REALTOR®	Page 1 of 2 This form jointly approved by: North Carolina Bar Association's Real Property Section North Carolina Association of REALTORS®, Inc.	STANDARD FORM 2A13-T Revised 7/2023
	Buyer initials Seller initials	© 7/2022

Buyer initials \_\_\_\_\_ Seller initials \_\_\_\_\_

**NOTE**: The Vacation Rental Act contains provisions that apply to the voluntary transfer of property used for vacation rentals, including, but not limited to, the following:

- Prior to entering into any contract of sale, the Seller is required to disclose to the Buyer the time periods that the property is subject to a vacation rental agreement.
- Buyer will take title subject to vacation rental agreements that end not later than 180 days after closing; if vacation rental agreements end more than 180 days after closing, those tenants have no rights to enforce the terms of the vacation rental agreements unless Buyer agrees in writing to honor them.
- Tenants are entitled to a refund of any payments for vacation rental agreements not so honored by Buyer.
- Not later than twenty (20) days after closing, the Buyer or the Buyer's agent shall (i) notify each tenant in writing of the property transfer, the Buyer's name and address, and the date the Buyer's interest was recorded; (ii) advise each tenant whether he or she has the right to occupy the property subject to the terms of the vacation rental agreement and the Vacation Rental Act; and (iii) advise each tenant of whether he or she has the right to receive a refund of any payments made by tenant. HOWEVER, if Buyer engages as Buyer's broker and rental agent for the Property the broker who procured the tenant's vacation rental agreement for Seller, Buyer shall have no obligation under (i), (ii) and (iii) within this paragraph with regard to those tenants whose vacation rental agreements must be honored under the Vacation Rental Act or with regard to those tenants whose vacation rental agreements Buyer has agreed in writing to honor.

This NOTE is provided for informational purposes only and does not create any contractual obligations between Buyer and Seller or Buyer and tenant.

IN THE EVENT OF A CONFLICT BETWEEN THIS ADDENDUM AND THE CONTRACT, THIS ADDENDUM SHALL CONTROL, EXCEPT THAT IN THE CASE OF SUCH A CONFLICT AS TO THE DESCRIPTION OF THE PROPERTY OR THE IDENTITY OF THE BUYER OR SELLER, THE CONTRACT SHALL CONTROL.

THE NORTH CAROLINA ASSOCIATION OF REALTORS®, INC. AND THE NORTH CAROLINA BAR ASSOCIATION MAKE NO REPRESENTATION AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION OF THIS FORM IN ANY SPECIFIC TRANSACTION. IF YOU DO NOT UNDERSTAND THIS FORM OR FEEL THAT IT DOES NOT PROVIDE FOR YOUR LEGAL NEEDS, YOU SHOULD CONSULT A NORTH CAROLINA REAL ESTATE ATTORNEY BEFORE YOU SIGN IT.

Date:	Date:
Buyer:	Seller:
Date:	Date :
Buyer:	Seller:
Entity Buyer:	Entity Seller:
(Name of LLC/Corporation/Partnership/Trust/etc.)	(Name of LLC/Corporation/Partnership/Trust/etc.)
Ву:	By:
Name:Print Name	Name: Print Name
Title:	Title:
Date:	Date: