

Transaction Documents

NC BUYING

Documents we will use and view during your home purchase


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Document you may see

During the home buying process

WORKING WITH REAL ESTATE AGENTS DISCLOSURE

The "Working With Real Estate Agents Disclosure" form helps you understand the types of relationships you can have with a real estate agent during a transaction. It clarifies whether the agent represents you, the seller, or both (dual agency) and outlines their duties in each scenario. Signing this form acknowledges you've received it, but it's not a contract. Make sure to review it carefully to ensure you understand the agent's role and don't share confidential information unless they officially represent you.

BUYER REPRESENTATION AGREEMENT

The "Exclusive Buyer Agency Agreement" establishes a formal relationship between a buyer and a real estate firm, ensuring the firm represents the buyer's interests exclusively in purchasing a property. It outlines services provided, terms of the agreement, fees, confidentiality, and dual agency possibilities. This agreement guarantees the firm acts in the buyer's best interest while also setting expectations and responsibilities for both parties. Signing this agreement provides clarity and commitment for the home-buying process.

OFFER TO PURCHASE

This "Offer to Purchase and Contract" is the agreement that sets the terms of your home purchase, including the purchase price, timelines, and any deposits or contingencies. It also covers what's included with the property, the condition it must be in, and other key details to protect your interests. While it's thorough, it's designed to make sure everything is clear and fair for both you and the seller. Don't worry—I'll guide you through it step by step and answer any questions you have!

RESIDENTIAL PROPERTY DISCLOSURE

The "Residential Property and Owners' Association Disclosure Statement" provides essential details about the property's condition and any homeowners' association obligations. While sellers disclose known issues, it's crucial for you to review it carefully and conduct your own inspections. This document helps ensure transparency, giving you the information needed to make informed decisions.

MINERAL OIL AND GAS DISCLOSURE

The "Mineral, Oil, and Gas Rights Disclosure Statement" informs buyers about whether the property's mineral, oil, and gas rights have been sold, leased, or otherwise transferred. Sellers disclose this information to ensure buyers are aware of any existing agreements that could impact their ownership or use of the land. This document is for transparency, helping you understand if another party has rights to resources beneath the property. Always review it carefully and ask questions if anything is unclear.

COOPERATIVE COMPENSATION AGREEMENT

The "Cooperative Compensation Agreement" is used to confirm whether the seller or the listing firm will pay any portion of the buyer's agent's compensation. It specifies the agreed-upon amount or percentage of the sale price, when the payment is earned, and when it will be due (typically at closing). This document ensures transparency and sets clear terms for how the buyer's agent will be compensated.





OTHER LESS COMMON DOCUMENTS YOU MAY ENCOUNTER

Throughout the home-buying process, there are additional documents that may come into play to ensure a smooth transaction.

These documents address specific scenarios, provide further disclosures, or outline additional terms as needed. I've listed these documents below for your reference, and I'll guide you through each one if they become applicable to your purchase.

less common forms

- ADDITIONAL PROVISIONS ADDENDUM
- FHA/VA FINANCING ADDENDUM
- OWNERS' ASSOCIATION DISCLOSURE ADDENDUM
- LEAD-BASED PAINT OR LEAD-BASED PAINT HAZARD ADDENDUM
- DUE DILIGENCE REQUEST AND AGREEMENT
- AGREEMENT TO AMEND CONTRACT

[View samples of these documents here](#)

thank you!

We look forward you helping you find your new home. Please reach out if you have any questions.

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