

Transaction Documents

SC BUYING

Documents we will use and view during your home purchase

charlotte life TEAM

real

Document you may see

During the home buying process

DISCLOSURE OF BROKER RELATIONSHIPS

The South Carolina Disclosure of Real Estate Brokerage Relationship is a requirement that ensures all parties involved in a real estate transaction understand the nature of the relationship between the broker and the client. This disclosure outlines whether the broker is acting as a seller's agent, buyer's agent, or in a dual agency capacity, where they represent both parties. It aims to clarify the broker's duties and responsibilities, ensuring transparency and helping clients make informed decisions. By providing this disclosure, brokers foster trust and clarity in the real estate process.

EXCLUSIVE RIGHT TO BUYBUYER AGENCY CONTRACT

The South Carolina Exclusive Right to Buy Buyer Agency Contract is an agreement between a buyer and a real estate agent that grants the agent the exclusive right to represent the buyer in their home search. This means that the agent is fully committed to helping the buyer find a property and negotiate the best terms.

Under this contract, the buyer agrees to work exclusively with the agent for a specified period, ensuring that the agent can dedicate their time and resources to the buyer's needs. This arrangement benefits the buyer by providing them with personalized service, expert guidance, and a strong advocate in negotiations. It also helps establish clear expectations and responsibilities for both parties throughout the buying process.

AGREEMEN TO BUY AND SELL REAL ESTATE

The South Carolina Agreement/Contract to Buy and Sell Real Estate is a legally binding document that outlines the terms for the sale of a property. It includes key details such as the purchase price, financing terms, closing date, and any contingencies that must be met.

This contract protects both parties by clearly defining their rights and obligations throughout the transaction, covering disclosures, inspections, and necessary repairs. A well-structured agreement helps buyers and sellers navigate the real estate process with confidence and clarity.

PROPERTY CONDITION DISCLOSURE STATEMENT

The South Carolina Residential Property Condition Disclosure Statement is a document that sellers are required to provide to potential buyers before the sale of a residential property. This statement outlines the condition of the property and discloses any known defects or issues, such as problems with the roof, plumbing, electrical systems, or any environmental hazards.
The purpose of this disclosure is to ensure transparency in the transaction, allowing buyers to make informed decisions based on the property's condition. By providing this information upfront, sellers can help build trust with buyers and potentially avoid disputes later on. It's an essential part of the home-selling process in South Carolina.

REPAIR ADDENDUM/AMENDMENT TO AGREEMENT

The South Carolina Repair Addendum/Amendment to Agreement is a document used to outline any repairs that need to be made to a property as part of the real estate transaction. This addendum is typically added to the original purchase agreement after inspections reveal issues that require attention.
It specifies the repairs that the seller agrees to complete before closing, along with timelines for when these repairs will be done. This addendum helps ensure that both parties are on the same page regarding the condition of the property and the responsibilities for addressing any necessary repairs. By clearly documenting these details, it can help prevent misunderstandings and disputes later in the process.

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
- EARNEST MONEY DISCLOSURE
- FHA/VA FINANCING ADDENDUM
- WIRE FRAUD WARNING
- LEAD-BASED PAINT OR LEAD-BASED PAINT HAZARD ADDENDUM
- 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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