VACATION RENTAL ADDENDUM

Property:	:	
Seller:		
Buyer:		
This Addo Property.	dendum is attached to and made a part of the Offer to Purchase and Contract ("Contrac".	t") between Seller and Buyer for the
	ing Vacation Rentals: The Property is subject to vacation rental agreement(s) as defined ne North Carolina General Statutes) during the following time period(s):	by the Vacation Rental Act (Chapter
	E: Reservations made with an online vendor, including but not limited to reservations made and may be subject to the Vacation Rental Act.	le with VRBO or AirBNB, must be
disclose	ed and may be subject to the vacation Remai Act.	
(a) Exaddres (b) In agreen (includations)	mation to be Provided by Seller: xcept as provided in (b) and (c) below, within ten (10) days after Closing, Seller shall disc ss and shall provide Buyer a copy of each vacation rental agreement covering the time per in lieu of providing Buyer a copy of each such agreement, where Seller or Seller's agent ut ment, Seller may provide Buyer with a copy of the part of each such agreement that conta ding any provisions that have been added, deleted or modified), the amount to be paid by the with one copy of the standard form vacation rental agreement. otwithstanding (a) or (b) above, the parties agree that if prior to Closing, Buyer engage the Property after Closing, the rental agent is authorized to provide the information reco	eriod(s) set forth above. tilizes a standard form vacation rental ins information unique to the tenancy the tenant, and the parties' signatures, es Seller's rental agent to continue to
Period or rental agre	This paragraph 2 is not intended to limit Buyer's right to review copies of any rental a reterminate this Contract prior to the expiration of the Due Diligence Period. If Buyer decreements prior to Closing, it is recommended that Buyer obtain copies of the rental agreem reements prior to the expiration of the Due Diligence Period.	sires to review copies of the vacation
3. Additi	tional Vacation Rentals: Check only ONE of the following options:	
a a	· · · · · · · · · · · · · · · · · · ·	
	Seller may enter into additional vacation rental agreements after the Effective Date agreements shall end no later than the Settlement Date of this Contract.	of this Contract, provided that such
	Seller may not enter into additional vacation rental agreements after the Effective Date of	f this Contract.
	l Manager Information: If the Property is being managed for Seller, the name, address is as follows:	
	gree that Buyer will have the option of retaining another property management	_ ("Rental Manager"). Buyer and firm other than Rental Manager:
however,	; if Buyer does not sign a property management agreement with Rental Manager p er a credit of \$ at Closing.	
Sive belle		
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:
	<u> </u>
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: