

## Answers from Mecklenburg County Manager 4/9/20

- 1) The definition of vacant homes is unclear based on some of the previous answers, especially #4 *[Does the definition of "vacant homes" include second homes presently unoccupied, but furnished? No]*
  - a. Does a vacant home include homes that are completely unoccupied, but professionally staged?
  - b. Does a vacant home include homes that are completely unoccupied, but contained furniture from a prior use as an AirBNB?
  - c. I have a client who has moved out of state with minimal possessions and would like to sell her house. She would like to get the rest of her things once the house sells. Does this meet the definition of vacant?
  - d. Could we get a clear definition of what a vacant home is?

County Manager answer: Vacant means entirely empty.

- 2) There is confusion over the inconsistency between the answer to the prior #7 *[Can a buyer see a home in Meck county online, make an offer (at this point they have DD invested in the property), and then see it in person to make a decision about whether or not to proceed? No]* and #8 *[If the ONLY time a buyer enters the house is after going under contract, following CDC rules, after due diligence is paid, and the closing is 30-45 days out, is that allowable? Yes]*

They are both asking if the buyer can see the house after the due diligence fee has been paid, meaning the buyer has some skin in the game, but one says yes and one says no.

Is the key distinction whether one is under contract or has simply made an offer?

County Manager answer: When the prior question was asked, it implied a showing at time of due diligence and one at closing. The second is a clarification that if they go in at due diligence, they may not go in until closing, the house is totally vacant, or the order is no longer in force.

- 3) I have a listed property in Mecklenburg County. Though I am following the guidelines, my sellers are willing to facilitate showing their own home to pre-qualified buyers. Is this allowed under the current guidelines?

County Manager answer: No

- 4) Are For Sale By Owner (FSBO) properties similarly obligated to follow these guidelines?

County Manager answer: Yes

- 5) I was contacted by an agent in the Raleigh area to show an occupied home in Davidson to a buyer who is closing on a home in Raleigh early May and wants to buy a home in Davidson for a new job. Does the buyer need to verify this employment and can I show the property in person?

County Manager answer: Employment has nothing to do with it. You cannot show in person.

6) Are notaries essential?

County Manager answer: Notaries are essential.