

Questions for Mecklenburg County Manager from Realtor® Members

- 1) Are home inspectors an essential service? At what point would they be allowed to do what they need to do as far as inspecting properties? If a home in Mecklenburg County goes under contract with a buyer only seeing a home virtually, can there be an inspection? If so, may a buyer accompany the inspector to see the home?

Inspectors are essential and can only inspect once there is an accepted offer. A buyer cannot accompany the inspector

- 2) I live in Mecklenburg County. May I show vacant property or land in other counties, such as Union, Cabarrus or Gaston?

Yes

- 3) I have a home listed in The Peninsula that was under contract but buyer backed out of contract. If another buyer comes along and has already seen the property, can we go under contract and start the inspections, etc., or does the Meck order just allow homes that were already under contract prior to Mar 26th to proceed to closing?

Yes

- 4) Does the definition of "vacant homes" include second homes presently unoccupied, but furnished?

No

- 5) I have a sell/buy client in Mecklenburg Co. We went to contract on 3-16-2020 with a new construction spec contingent on the sale of their home. Both properties are in Mecklenburg Co. Their current home was due to go on the market last Thursday, but due to the ordinance we did not turn it on in MLS. Home has been measured, photography and video taken and inputted in MLS and sanitary precautions were addressed. They have both due diligence money and earnest money deposited with the spec purchase. Due to the recent change, can they now put their current home up for sale? The concern is that the builder will let the contingent period lapse and put the vacant home back on the market.

Yes

- 6) My sellers have gone to live at their parents' house for the unforeseeable future so they can have help with their baby and work from home. Would this be considered vacant? They are not living in the home. They are under contract to buy new construction and their original buyer backed out when the markets dropped mid-March. They are in a DIRE need to sell their home.

No

- 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

- 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