

FORMS UPDATE 4/1/2026

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The following information is being provided to update all NDAR members about the form updates. Attached you will find watermarked copies of forms showing changes highlighted in yellow. The forms that were created as new forms are not highlighted but will be explained below.

BUYER CLOSING REQUEST FORM

- Line 31 – 38 – Added an area to list any encumbrances/liens that the Buyer(s) may have so the title companies can obtain payoffs necessary.
- Added 39-47 the Gramm-Leach-Bliley Act to allow for Title Companies to request pay off and other information on behalf of the Buyer's.

BUYER(S) CUSTOMER AGREEMENT

- Used if you are working with a customer instead of a client agreement.
- Defines non-representation means for the client.
- The form was also updated to show similar verbiage as used in the Exclusive Right to Represent Buyer for uniformity.

CANCELLATION OF PURCHASE AGREEMENT

- Form was updated to clear up confusion and only require one signature block now to release and cancel.

COMMERCIAL PURCHASE AGREEMENT

- Line 43 – The change was made to remove exact line numbers as stated before and now reference deadlines above. This change was made on all Purchase agreements.
- Line 86 – 5% Discount – The 5% was added to clarify that the discounted amount only means the 5% discount as stated on the county tax statements. This DOES NOT INCLUDE the other tax credit available (is. Homestead, ND State Property Tax Incentive or VA).
- Line 192 – 193 – Added Settlement Company Fee is split.
- Line 216 – Language update to remove exact line numbers. This change was made to all purchase agreements.
- Line 314 – 319 – FinCEN, Wholesaling and FIRPTA were updated and now reference addendums if any of those apply.
- Line 322 – Updated the Time Zone verbiage for clarity. This was done in all Purchase Agreements.

ESCALATION ADDENDUM

- Line 2-3 – Updated to match other forms.
- Line 15 – 17 – Language was updated for clarity on how to calculate competing offers.
- Line 19 – 21 – Language was updated on what is required to show proof in a multiple offer situation.

EXCLUSIVE RIGHT TO REPRESENT BUYER AGREEMENT

- Line 51-53 - Language was added to be uniform throughout all forms.
- Line 72 – 77 – FinCEN Reporting notice was added due to new requirements.

EXCLUSIVE RIGHT TO SELL LISTING AGREEMENT

- Line 219 – 225 – FinCEN Reporting notice was added due to new requirements.

FINCEN REPORTING ADDENDUM

- Brand new form for the purpose of the new FinCEN reporting requirements as of March 1, 2026.

FIRPTA REPORTING ADDENDUM

- Brand new form for the purpose of FIRPTA if it is applicable. If you mark yes to this situation this is the form that you will use to disclose to all parties in the transaction.

FLOOD DISCLOSURE

- This form was updated to have the same formatting as the existing property disclosure.

MANUFACTURED HOME PURCHASE AGREEMENT

- Line 14 – Added Contingent Upon Financing to clarity.
- Line 17 – 23 – Updated to the Earnest Money section to mirror all other Purchase Agreements.
- Line 99 – 122 – Added the Default section to mirror all other Purchase Agreements.
- Line 137 – 138 – Added Wholesaling information.
- Line 141 – Updated the Time Zone language.
- Line 145 – 160 – Updated to mirror other purchase agreements.

NEW CONSTRUCTION PURCHASE AGREEMENT

- Line 48 – Removed specific line numbers.
- Line 170 – 5% Discounted update.
- Line 307 - Language update to remove exact line numbers. This change was made to all purchase agreements
- Line 438 - 443 – FinCEN, Wholesaling and FIRPTA were updated and now reference addendums if any of those apply.
- Line 446 - Updated the Time Zone verbiage for clarity. This was done in all Purchase Agreements.
- Line 451 – Updated the Final Acceptance section for uniformity.

PURCHASE AGREEMENT

- Line 41 – Removed specific line numbers.
- Line 159 – 5% Discounted update.
- Line 295 - Language update to remove exact line numbers. This change was made to all purchase agreements
- Line 390-395 – FinCEN, Wholesaling and FIRPTA were updated and now reference addendums if any of those apply.
- Line 398 - Updated the Time Zone verbiage for clarity. This was done in all Purchase Agreements.
- Line 403 – Updated the Final Acceptance section for uniformity.

SELLER(S) CUSTOMER AGREEMENT

- Used if you are working with a customer instead of a client agreement.
- Defines non-representation means for the client.
- The form was also updated to show similar verbiage as used in the Exclusive Right to Represent Seller for uniformity.

VACANT LAND PURCHASE AGREEMENT

- Line 41 – Removed specific line numbers.

- Line 151 – 5% Discounted update.
- Line 284 - Language update to remove exact line numbers. This change was made to all purchase agreements
- Line 384 389 – FinCEN, Wholesaling and FIRPTA were updated and now reference addendums if any of those apply.
- Line 392 - Updated the Time Zone verbiage for clarity. This was done in all Purchase Agreements.
- Line 396 – Updated the Final Acceptance section for uniformity.

WHOLESALING ADDENDUM

- Updated the top to mirror other forms.
- Updated signature areas.

There is also videos located on the NDAR YouTube channel that will help you understand the forms and the updates that we are explaining above.