FORMS UPDATE 9/30/2026

This form approved by the North Dakota Association of REALTORS®, which disclaims any liability out of use or misuse of this form. Only REALTORS® licensed in North Dakota are authorized to use this form in compliance with NDAR's Statewide Forms Policy.

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 39 – Added the Title Company name section. This is to allow the title companies to use this form to obtain payouts with the provided signatures naming them on the form.

BUYER(S) CUSTOMER AGREEMENT ADDENDUM/AMENDMENT

- Removed the word showing.
- Added "To be binding, this Agreement must be fully executed by all parties." This has been added to a few forms as an update.

COMMERICAL PURCHASE AGREEMENT

- Line 35 – Earnest Money update (ON ALL PA'S) – Changed to bring awareness to the date on line 35 and convenience of remembering to put a DATE here. If not date is filled in it will resort to century code.
- Line 192 - Added HOA/CONDO Association verbiage.

EXCLUSIVE RIGHT TO REPRESENT BUYER AGREEMENT ADDENDUM/AMENDMENT

- Line 6-7 – Updated the verbiage to match other addendums.

EXCLUSIVE RIGHT TO SELL LISTING AGREEMENT

- Line 92 -93 – This change of verbiage was to clarify that an agent may be a member of more than one MLS service. This is the opportunity to speak to a client that you may be part of more than one MLS service. Please explain to your clients your processes and inform them of the MLS providers you are a part of.
- Line 118-120 – This new addition will allow negations of compensation at the time of listing for the possibility of Buyer(s) wanting to be unrepresented. This will allow for compensation to be negotiated in the beginning if this situation were to occur.

EXCLUSIVE RIGHT TO SELL LISTING AGREEMENT ADDENDUM/AMENDMENT

- This form was updated to make the ease of using the Addendum/Amendment. As you can see it is easy to update the basic changes seen in an addendum to the Listing Agreement.

NEW CONSTRUCTION PURCHASE AGREEMENT

- Line 36-38 – Earnest Money update
- Line 219 2 & 3 – Sewer and Septic inspections are now separated out. Choose the appropriate one for the inspection needed.
- Line 223 – Added the language to clarify that the disclosures listed below are not part of the purchase agreement to prevent the lenders from asking for them as they seem to think they are apart of the PA and that is not our intention.
- Line 346 – HOA/CONDO verbiage.

PURCHASE AGREEMENT

- Line 32-34 – Earnest Money update.
- Line 207 2 & 3 – Sewer and Septic sections are separated out.
- Line 211 – Disclosures update.
- Line 327 – HOA/Condo update.

PURCHASE AGREEMENT ADDENDUM/AMENDMENT

- Mirroring language/format clean up.

RADON DISCLOSURE

- Updated wording "Property".
- Removed initials and added the Buyer's Acknowledgement for the Buyer(s) understanding of what they are signing.

SALE OF BUYER'S PROEPRTY CONTINGENCY ADDENDUM

- Line 19 – Added written notice. Meaning to remove the contingency there must be written notice given, there are different forms of written notice so please check with your Broker(s) to see what they define as written notice.
- Line 24-25 – Upon accepting a fully executed purchase agreement for the sale of Buyer's Property that may or may not include a contingency sale and/or closing of another Buyer's property must be discussed and agreed upon.
- Line 35 – changed to above.

SALE OF BUYER'S PROPERTY CONTINGENCY REMOVAL NOTICE

- This is a new form. This form was created to be used to remove the contingency. You asked we provided. 😊 However be aware this form is NOT required. Written notice is required. You can use this form or provide it in writing.

SELLER CLOSING REQUEST FORM

- Line 45 – Added the Title Company/Settlement Agent blank.

SELLER(S) CUSTOMER AGREEMENT ADDENDUM/AMENDMENT

- Removed the word showing and added the acceptance verbiage.

SELLERS PROPERTY DISCLOSURE

- Line 13 – Added are there cracks, settling or sinking concrete.

SHOWING ONLY AGREEMENT

- Brand new form. The intent of this form is to be able to show a home to a person ONE TIME. There is no compensation negotiated in this form. This is simply allowing you to show a home without getting paid for it. Please speak to your Broker to see how they want to handle this form.

VACANT LAND PURCHASE AGREEMENT

- Line 32-34 – Earnest money update.
- Line 200 2 & 3 – Sewer and Septic sections are separated out.
- Line 204 – Disclosures update.
- Line 323 – HOA/Condo update.

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.