

## Legal Questions & Answers

December 2018

Question: Can a seller exclude a particular buyer in the listing agreement?

Answer: We do not recommend that you specifically exclude the potential buyer from the listing, as this could violate the rules of your local MLS and should remain as a matter between the seller and the potential buyer. However, the seller can choose not to sell the property to this particular individual.

Question: Is a seller obligated to agree to an extension of the home inspection contingency period if the buyer has not received the septic and well inspection reports within the allotted 10 business days?

Answer: The septic and well inspection timelines are distinct from the general home inspection timeline. The seller is not obligated to agree to extend any timelines, and to the extent the buyer is having difficulty completing the septic and well inspections in a timely manner, the parties can consider extending those timelines set forth in the addendums. However, the seller is not obligated to agree to extend any of the timelines.