

§ 47H-4. Notice of default and intent to forfeit.

- (a) The notice of default and intent to forfeit shall contain all of the following:
- (1) The name, address, and telephone number of the seller and the seller's agent or attorney giving the notice, if any.
 - (2) A description of the contract, including the names of the original parties to the contract for deed.
 - (3) The physical address of the property.
 - (4) A description of each default under the contract on which the notice is based.
 - (5) A statement that the contract will be forfeited if all defaults are not cured by a date stated in the notice which is not less than 30 days after the notice of default and intent to forfeit is served or any longer period specified in the contract or other agreement with the seller.
 - (6) An itemized statement of, or to the extent not known at the time the notice of default and intent to forfeit is given or recorded, a reasonable estimate of, all payments of money in default, and, for defaults not involving the failure to pay money, a statement of the action required to cure the default.
 - (7) Any additional information required by the contract for deed or other agreement with the seller.
- (b) Any notice of default and intent to forfeit must be delivered to the purchaser by hand or by any manner authorized in G.S. 1A-1, Rule 4. (2010-164, s. 4.)