

STATE OF NORTH CAROLINA

File No.

In The General Court Of Justice
District Court Division

County

BOND TO STAY EXECUTION
ON APPEAL OF
SUMMARY EJECTMENT JUDGMENT

G.S. 42-34

BOND

Judgment for summary ejectment was entered by the magistrate against the defendant and in favor of the plaintiff on the date listed below. The defendant has given notice of appeal to district court. Under the terms of the lease between the plaintiff and defendant, the defendant is obligated to pay rent in the amount and at the times specified below.

Table with 4 columns: Date Of Judgment, Amount Of Rent, Per Month/Per Week checkboxes, Day Of Month/Week Rent Due

I, the undersigned defendant, agree to pay into the office of the Clerk of Superior Court the amount of the rent when due as specified above and request the Court to stay execution of the judgment for summary ejectment until this matter is disposed of by the district court.

Table with 2 columns: Date, Signature Of Defendant

ADDITIONAL CASH BOND

I, the undersigned defendant, in addition to the bond signed above, now deposit in cash with the Clerk the amount listed below, which is the amount of rent in arrears as determined by the magistrate in the judgment (or, if different, the undisputed amount of arrears as determined by the magistrate in the judgment) and, if the judgment was entered more than five (5) business days before the next rental payment is due, the prorated rent for the days between the day that the judgment was entered and the next day when the rent will be due under the lease.

Table with 2 columns: Amount of Undisputed Rent In Arrears, Amount Of Prorated Rent, Total Amount Of Undisputed Rent And Prorated Rent Deposited With Clerk, Date Of Deposit, Signature Of Defendant

ORDER

Upon execution of the above bond(s), execution on the judgment entered in this action is stayed until the action is disposed of on appeal in the district court; or, if the defendant fails to make any rental payment to the Clerk's office within five (5) business days of the due date, the stay of execution dissolves.

Table with 2 columns: Date, Signature, checkboxes for Assistant CSC, Magistrate, Clerk Of Superior Court, Judge

NOTE: There are three requirements to stay execution of a summary ejectment judgment. First, all defendants who appeal summary ejectments to district court must sign the bond set out in this form if they wish to remain on the premises. That bond is a promise to pay to the Clerk's office future rent as it becomes due. Second, defendants must post in cash with the Clerk of Superior Court the amount of rent in arrears as determined by the magistrate. If the amount of rent in arrears is disputed, the defendant must post only the undisputed amount of rent in arrears as determined by the magistrate. And third, if the landlord's action was based on nonpayment of rent and the magistrate's judgment was entered more than five (5) business days before the date the next rental payment is due, the defendant must post in cash with the Clerk of Superior Court the prorated amount of rent for the days between the day the judgment was entered and the next day when the rent will be due under the lease.

If a defendant who is required to sign the bond and deposit cash for the additional bond fails to do both, the execution of the magistrate's judgment is not stayed while the case is being appealed to a district court judge. If the defendant signs the bond and posts the cash bond due, but then fails to pay the rent within five (5) business days after it becomes due, the stay of execution dissolves; if the landlord requests execution and pays the proper fees, the Clerk must issue a Writ Of Possession Real Property (AOC-CV-401) to remove the tenant from the premises.