

OWNER FINANCING ADDENDUM

Seller _____
Buyer _____
Property _____

BUYER and SELLER entered into that contract for the purchase and sale of real estate as identified above. Buyer and Seller further agree that SELLER shall provide a loan to BUYER for the purchase of the property on the terms set forth below:

Loan Amount	_____
Interest Rate	_____

The loan shall be repaid

_____ Monthly over a period of _____ months

Monthly payments shall be:

_____ Interest Only

_____ Amortized over _____ Months*

_____ A set payment in the amount of \$ _____

_____ A single payment due by _____.

**Amortized means that the payments are structured so that the balance decreases each month with the final balance being paid within the time frame set forth above.*

This loan ___ shall ___ shall not include an escrow for ___ taxes and/or ___ insurance. The initial escrow payments shall be equal to \$ _____ per month and shall be adjusted on an annual basis to account for the actual amounts due for taxes and insurance.

There is ___ no penalty or ___ a penalty equal to _____ for paying the loan off early.

There is a late charge equal to _____ for any payment that is more than _____ days late.

If any monthly or other installment payment is unpaid for more than _____ days, SELLER may declare the entire loan amount due and payable and subsequently foreclose upon the property pursuant to the terms of the mortgage or deed of trust signed by the BUYER at closing.

SELLER and BUYER agree that this loan from SELLER to BUYER ___ is ___ is not the only loan on the property. In the event there are additional loans on the property, SELLER's loan shall be subordinate to the existing or purchase money loan on the property.

SELLER and BUYER agree that regardless of the priority of this loan, the loan is a purchase money loan used for BUYER'S purchase of the property.

BUYER agrees to keep insurance on the property in an amount no less than the then outstanding balance on the loan to SELLER. In the event that BUYER fails to keep adequate insurance or provide proof of the same upon reasonable request of SELLER, SELLER may purchase insurance and assess the cost for the same to BUYER as additional principle on the loan.

SELLER AND BUYER agree that the loan set forth herein shall be memorialized on a deed of trust or mortgage and promissory note using the FNMA/FHLMC uniform instruments and that the title agent may not make any changes to the standard forms other than to input the terms set forth herein.

All terms contained in the contract not specifically amended herein, shall remain in full force and shall be unaffected by this addendum. This addendum may be signed electronically or in counterparts and a scanned copy of this addendum shall have the same force and effect as the original.

Seller Signature
Printed Name:
Date:

Seller Signature
Printed Name:
Date:

Buyer Signature
Printed Name:
Date:

Buyer Signature
Printed Name:
Date: