

CONVENTIONAL FINANCING ADDENDUM

SELLER: _____

BUYER: _____

PROPERTY: _____

(PLEASE PRINT ALL OF THE ABOVE)

The Contract is contingent upon BUYER obtaining the financing described in this Financing Addendum as follows:

TYPE OF LOAN: BUYER will obtain a () Fixed rate or an () Adjustable Rate loan in the principal amount \$_____ plus financed mortgage insurance premiums, if any, according to the provision described in this Addendum. Said loan shall be secured by a mortgage/deed of trust on the Property or as otherwise required by lender,

2. PAYMENT TERMS, The principal balance will be amortized over _____ years bearing interest at an initial rate not exceeding _____ % per annum and shall be repayable in monthly installments unless otherwise provided herein.

3. LOAN APPLICATION: BUYER shall complete a written loan application and pay the required fees; (credit report, appraisal, etc.) within _____ calendar days (SEVEN DAYS IF LEFT BLANK) after the Effective Date of the Contract,

4. LOAN APPROVAL: in the event BUYER, after good faith effort, is unable to obtain a commitment for the mortgage loan described above and at the request of the SELLER, furnish SELLER with proof of said commitment, reasonably satisfactory to SELLER, within _____ days from the date of this Contract or by the Closing Date whichever is earlier. BUYER or SELLER may cancel this Contract and the Earnest Money shall be refunded to BUYER, subject however to the other provisions of this Contract relating to Earnest Money. A loan commitment which is conditioned on the sale of BUYER'S property will not satisfy this condition without SELLER'S written approval. BUYER may satisfy this condition by obtaining a commitment for a loan on different terms than those described above, provided that the terms of the loan do not result in additional cost to SELLER.

5. LOAN COST: BUYER agrees to pay all costs necessary to obtain the loan, unless otherwise agreed as follows:

(APPLICABLE SECTIONS MUST BE CHECKED AND COMPLETED)

Origination Fee not to exceed _____ % of the loan amount shall be paid by _____

Discount Fee not to exceed _____ % of the loan amount shall be paid by _____

Private Mortgage Insurance (PMI) premiums required by the lender shall be paid as follows: Initial PMI premium not to exceed _____ % of the loan () shall be paid at the time of closing by the _____ or shall be financed as a part of the loan. In addition to the initial premium, BUYER agrees to pay monthly PMI premiums, if any, required by lender.

6. APPRAISAL REQUIREMENTS: in addition to any sums to be paid by SELLER pursuant to this Contract, SELLER agrees to pay an amount not to exceed \$_____ (ZERO IF LEFT BLANK) for requirements of the lender necessitated by the appraisal.

7. ADDITIONAL TERMS AND CONDITIONS: _____

IF THE PROPERTY WAS BUILT PRIOR TO 1978, BUYER ACKNOWLEDGES RECEIVING, READING AND SIGNING THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S NOTICE REGARDING LEAD BASED PAINT.

CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING, WHEN SIGNED BY ALL PARTIES, THIS FINANCING ADDENDUM BECOMES PART OF A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.

_____	_____	_____	_____
Buyer	Date	Seller	Date

_____	_____	_____	_____
Buyer	Date	Seller	Date