

1* The clauses below will be incorporated into the Contract between _____ (Seller)
2* and _____ (Buyer) concerning the Property described as _____
3* _____ only if initiated by all parties.

4 Pursuant to Paragraph 3(b), the Contract is contingent on Buyer obtaining the following Financing:

5* (____) (____) - (____)(____) C. Seller Financing: Buyer will execute a purchase money note and mortgage to Seller that
6* is is not subordinate to any third party financing in the amount of \$_____, bearing annual interest at
7* _____% and payable as follows: _____
8* _____

9 The mortgage, note, and any security agreement will be in a form acceptable to Seller and following forms generally accepted in
10 the county where the Property is located; will provide for a late payment fee and acceleration at the mortgagee's option if Buyer
11 defaults; will give Buyer the right to prepay without penalty all or part of the principal at any time(s) with interest only to date of
12 payment; will be due on conveyance or sale; and will require Buyer to keep Property insured, with Seller as additional named
13 insured, against loss by fire (and flood, if Property is in a flood zone) with extended coverage in an amount not less than the
14 greater of the amount of the purchase money mortgage and note or full replacement value for the real property. Buyer will
15 provide Seller by March 1 each year with written evidence that the real property taxes have been paid in full for the previous
16 year. Buyer authorizes Seller to obtain credit, employment and other necessary information to determine creditworthiness for
17 the financing. Seller will provide written notice to Buyer within 10 days from Effective Date if Seller will not make the loan. If no
18 notice is provided, Seller will provide the requested Seller financing.

19* (____)(____) - (____)(____) D. Mortgage Assumption: Buyer will take subject to and assume and pay existing first mortgage
20* to _____ LN# _____ in the approximate amount of
21* \$_____ currently payable at \$_____ per month including principal, interest, taxes and insurance
22* and having a fixed other (describe) _____ interest rate of
23* _____% which will will not escalate upon assumption. Any variance in the mortgage will be adjusted in the balance due at
24 closing with no adjustment to purchase price. Buyer will pay assumption/transfer fee and purchase Seller's escrow account dollar for
25* dollar. If the lender disapproves Buyer, or the interest rate upon transfer exceeds _____% or the assumption/transfer fee exceeds
26* \$_____, this agreement will terminate and Buyer's deposit(s) will be returned unless either party elects to pay the excess.

27* (____)(____) - (____)(____) E. FHA Financing: (Buyer will be referred to as "purchaser" in the following statement) "It is
28 expressly agreed that notwithstanding any other provisions of this contract, the purchaser will not be obligated to complete the
29 purchase of the property described herein or to incur any penalty by forfeiture of earnest money deposits or otherwise unless
30 the purchaser has been given in accordance with HUD/FHA or VA requirements a written statement by the Federal Housing
31 Commissioner, U.S. Department of Veterans Affairs, or a Direct Endorsement lender setting forth the appraised value of the
32 property of not less than \$_____. The purchaser will have the privilege and option of proceeding with
33 consummation of the contract without regard to the amount of the appraised valuation. The appraised valuation is arrived at to
34 determine the maximum mortgage the Department of Housing and Urban Development will insure. HUD does not warrant the
35 value nor the condition of the property. The purchaser should satisfy himself/herself that the price and condition of the property
36 are acceptable." If Buyer elects to proceed with the Contract without regard to the amount of reasonable value established by
37 the Federal Housing Commissioner, U.S. Department of Veterans Affairs, or Direct Endorsement lender, such election must be
38 made within 3 days from Buyer's receipt of the appraisal.

39 (1) Fees, Prepayments: Seller will pay tax service, underwriting and document preparation fees required by the lender;
40* recording fees for assigning Buyer's mortgage and _____
41* up to a maximum cost of \$_____. Buyer will pay all prepayments and escrows for taxes, hazard insurance, FHA
42 insurance, and flood insurance, when applicable.

43 (2) Repairs: In the event a lender, as a result of the FHA appraisal, requires repairs to items not covered by Seller's
44 warranty in Paragraph 8 of the Contract, Seller will make required repairs up to a maximum cost to Seller of
45* _____. Required repairs to warranted items are subject to the Repair Limit defined in the Contract. If the
46 cost of repairs to warranted or unwarranted items exceeds the respective limit, Seller will, within 3 days after receiving
47 notice of the excess cost, deliver to Buyer written notice of Seller's intent to pay some, all, or none of the excess
48 amount. If Seller pays less than the full amount of the excess cost, Buyer may pay the balance or cancel the Contract. Buyer's
49 election must be in writing and provided to Seller within 3 days after receipt of Seller's notice.

50 (3) The Importance of a Home Inspection: HUD does not warrant the condition of a property. It is important for you [Buyer]
51 to have a home inspection performed on the property you wish to purchase in order to identify any possible defects. Up to
52 \$200 of the cost to perform the inspection may be financed into your mortgage. Names of home inspection companies
53 can be found in the yellow pages of your telephone directory under the heading "Home Inspection Services."

54 (4) FHA Certification: Buyer and Seller are signatories to the Contract. The selling real estate agent or broker involved in
55 this transaction states: I certify that the terms of this Contract for Sale and Purchase are true and correct to the best of
56 my knowledge and belief and that any other agreements entered into by any of these parties in connection with this
57 transaction are part of, or attached to, the Contract.

58* _____
59 Selling Real Estate Agent or Broker Date Listing Real Estate Agent or Broker Date

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