

60* () () - () () F. VA Financing: "It is expressly agreed that, notwithstanding any other provision of this Contract,
61 the Buyer will not incur any penalty by forfeiture of earnest money or otherwise be obligated to complete the purchase of the
62 property described herein, if the Contract purchase price or cost exceeds the reasonable value of the property as established by
63 the U.S. Department of Veterans Affairs. The Buyer will, however, have the privilege and option of proceeding with the
64 consummation of this Contract without regard to the amount of reasonable value established by the U.S. Department of
65 Veterans Affairs." If Buyer elects to proceed with the Contract without regard to the amount of reasonable value established by
66 the U.S. Department of Veterans Affairs, such election must be made within 3 days from Buyer's receipt of the appraisal.

67 (1) Fees, Prepayments: Seller will pay for the termite inspection and tax service, underwriting and document preparation fees
68* required by the lender and for recording fees for assigning Buyer's mortgage up to a maximum cost of \$_____.
69 Buyer will pay all prepayments and escrows for taxes, hazard insurance and flood insurance, when applicable. Buyer will pay
70 the VA funding fee on a new loan or on the assumption of an existing loan which originally closed on or after March 1, 1988.

71 (2) Repairs: In the event a lender, as a result of the VA appraisal, requires repairs to items not covered by Seller's warranty in
72* Paragraph 8 of the Contract, Seller will make required repairs up to a maximum cost to Seller of _____. Required
73 repairs to warranted items are subject to the Repair Limit defined in the Contract. If the cost of repairs to warranted or unwarranted
74 items exceeds the respective repair limit, Seller will, within 3 days from receipt of notice of the excess cost, deliver to Buyer written
75 notice of Seller's intent to pay the excess cost or cancel the Contract.

76* () () - () () G. New Mortgage Rates: Buyer will not be obligated to complete the purchase unless Buyer is able
77* to obtain the financing at a fixed interest rate not exceeding _____% or a variable/adjustable interest rate not exceeding
78* _____% at origination, with no more than _____ discount points charged. Buyer will will not accept a balloon mortgage.