**SELLER FINANCING ADDENDUM**

**I. The Parties**. This Seller’s Financing Addendum (“Addendum”) is made between \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (“Buyer”) and \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (“Seller”) to be incorporated and made a part of the Purchase and Sale Agreement for the property located at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, City of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, State of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (“Property”) with an Effective Date of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 20\_\_\_\_ (“Agreement”).

**II. Effective Date**. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 20\_\_\_\_ (“Effective Date”).

**III. Mortgage**. As part of the Purchase Price stated in the Agreement, Buyer shall execute and deliver to Seller at closing a promissory note and purchase money mortgage that is a ☐ First (1st) Mortgage ☐ Second (2nd) Mortgage on the Property in the amount of $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ in accordance with this Addendum as follows:

**IV. Financing Terms**. The Seller’s financing terms shall be:

**Fixed Monthly Payment Amount**: $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Per Month. Each payment will be applied toward the purchase price.

**Term:** \_\_\_\_\_\_\_\_ Months

**Balloon Mortgage**. Balance due in full on \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 20\_\_\_\_.

All of the above should comply with the requirements of Dodd-Frank.

**VII. Taxes**. All real property taxes ☐ Shall be Escrowed ☐ \*Shall Not be Escrowed. \*If not escrowed, proof of payment shall be furnished at the request of the mortgage holder within five (5) days.

**VIII. Insurance**. All real property and liability insurance ☐ Shall be Escrowed ☐ \*Shall Not be Escrowed. \*If not escrowed, proof of payment shall be furnished at the request of the mortgage holder within five (5) days.

**IX. Pre-Payment**. There **shall not** be a pre-payment penalty. Buyer may pay the total amount of the mortgage at any time free of penalties or fees.

**X. Late Payment**. There will be a late charge of $\_\_\_\_\_\_ if monthly payments are not received by the mortgage holder within \_\_\_\_ days of its due date.

**Buyer’s Signature** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date \_\_\_\_\_\_\_\_\_\_\_\_

Print Name \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Seller’s Signature** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date \_\_\_\_\_\_\_\_\_\_\_\_

Print Name \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_