

(Owner Finance Deal)

The following addendum is made a part of the original Contract for Purchase and Sale dated _____ between the Buyer _____ and Seller _____ for the property located at _____.

Additional Terms:

- 1) Seller to hold a mortgage for buyer as follows:
 - a. 200,000 purchase price
 - b. 100% Financing
 - c. All closing costs to be paid by seller
 - d. Rate not to exceed 7% fixed
 - e. No escrow account for taxes and insurance
 - f. 30 year amortization
 - g. 5 year balloon
 - h. First two payments waived and not collected at any time
- 2) Buyer has the right to inspect property within 30 days of the effective date and the inspection must be satisfactory to buyer only.
- 3) Seller agrees to leave swing set in back yard and above ground pool as personal property included with the sale of the property.
- 4) Payments to be made in a manner acceptable to seller. If escrow account is required, it will be at the sole discretion and cost of the seller.

Buyer and Seller Signatures/Date