

(Sample Addendum for Wrap around Mortgage 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) Buyer to sign a quit-claim deed in lieu of foreclosure upon closing of the property named above. This deed to be held in escrow. In the event that any (1) payment ever becomes more than 30 days delinquent for any reason, the seller may at their discretion choose to record the quit claim and take immediate possession of the property.
- 2) Terms of the deal as follows:
200,000 purchase price, 10k down, 10% Interest rate, 30 year amortization, 12 month balloon, 1000 earnest money deposit
- 3) All payments to be made through an escrow account set up at closing through Southern Title Abstract and Title Inc. Costs of the escrow account to be split between buyer and seller equally.
- 4) Closing Costs to be paid per standard contract
- 5) Seller Total repairs to be limited to a maximum of 1,000 for any and all repairs.
- 6) Ownership to be transferred via Warranty Deed at Closing.
- 7) This contract is not assignable
- 8) Seller to transfer all manufacturers' warranties and existing warranties. Seller makes no warranties of his own regarding the property condition. Upon occupancy, buyer agrees to take the property "as is" "where is."

Buyer and Seller Signature/Date