

SELLER FINANCING ADDENDUM

This Seller Financing Addendum (the “**Addendum**”) made MONTH DAY, YEAR, between YOUR COMPANY, LLC, a YOUR STATE limited liability company (the “**Buyer**”), as Buyer, and SELLER'S NAME(S), a MARRIEDCOUPLE/INDIVIDUAL (the “**Seller**”), as Seller, is part of the Residential Real Estate Purchase and Sale Agreement (“**Agreement**”) dated DATE OF P&S AGREEMENT, between Buyer and Seller concerning INSERT ADDRESS (the “**Property**”).

IT IS AGREED BETWEEN THE SELLER AND BUYER AS FOLLOWS:

1. **Purchase Price Amendment.** Seller and Buyer agree that the purchase price is amended to be \$TOTAL, with \$DOWN PAYMENT payable as a down payment at closing, and Seller to carry the remaining balance of \$BALANCE as a Promissory Note and Deed of Trust.
2. **General Loan Terms.** Seller to carry a \$BALANCE first loan for the balance of the purchase price not paid at closing. Buyer to execute a Promissory Note secured by a Deed of Trust on the property, in favor of Seller, for the balance of \$BALANCE payable at \$MONTHLY PAYMENT per month, including interest at RATE% per annum, amortized over LENGTH OF TERM years, and with the entire balance of the loan due and payable upon the sale/transfer of the property or DATE OF BALLOON, whichever occurs earlier. Prepayment is allowed without penalty. Late fees will be assessed if a required payment is not made within 10 calendar days after the payment due date.
3. **Servicing.** Long-term escrow/collection is involved in this transaction and the long-term escrow holder shall be SERVICING COMPANY. Long term escrow fees/costs will be paid by Buyer and Seller according to the then current SERVICING COMPANY pricing matrix.
4. **Commercial Transaction.** The parties acknowledge and agree that this is a non-owner-occupied commercial transaction and no portion of the transaction contemplated hereby is for personal, family, or household purposes. Seller acknowledges and agrees that it is their sole and exclusive duty to verify whether Seller is a “loan originator” as defined by the Dodd-Frank Act.
5. **Closing Date.** The parties agree that the Closing Date shall be extended to on or before CLOSING DATE.

The herein Agreement, upon its execution by both parties, is made an integral part of the aforementioned Agreement.

SELLER Signature _____ BUYER Signature _____

SELLER (Print Name) _____ BUYER (Print Name) _____

Date _____ Date _____

SELLER Signature _____

SELLER (Print Name) _____

Date _____