

ADDENDUM TO CONTRACT

Addendum "A" to Contract dated _____ between

_____ (SELLER)

And _____ (BUYER)

Regarding the property known as:

BUYER and SELLER agree to the following terms and conditions:

- RealtyAmerica.Org, Inc. is a charitable organization whose intent is to promote home ownership in the United States of America.
- Seller agrees to accept buyer's terms for financing utilizing an eligible loan program that allows charitable gifts from RealtyAmerica.Org.
- Seller agrees to pay a Program Contribution fee of (*initial one*) _____ 2.75%, _____ 3.75%, _____ 4.75%, _____ 5.75%, _____ Other ____ % of the sales price to RealtyAmerica.Org.
- Seller recognizes and agrees that this Program Contribution Fee is not to be used to provide gift funds to the Buyer for the subject property and the gift funds are derived from pre-existing RealtyAmerica.Org Gift Program Funds.
- Seller understands RealtyAmerica.Org intends to gift an amount equal to (*initial one*) _____ 2%, _____ 3%, _____ 4%, _____ 5%, _____ Other ____ % of sales price to Buyer.
- Seller understands that they are under no obligation to pay the Program Contribution Fee if the Buyer using the RealtyAmerica.Org Program does not purchase the home. The seller agrees to pay the Program Contribution Fee upon successful settlement/closing.
- The Settlement/Closing Agent is hereby instructed to retain and forward the Program Contribution Fee to RealtyAmerica.Org upon successful completion of settlement/closing.
- The Seller instructs the settlement/closing agent to return any gift funds not used by Buyer to RealtyAmerica.Org.
- Buyer and RealtyAmerica.Org understand and agree that no repayment of the gift funds is expected now or any time in the future.
- RealtyAmerica.Org strongly recommends the buyer obtain an independent Home Inspection and attend a HUD approved homebuyer's counseling class. RealtyAmerica.Org, however, does not require these items to allow this Gift of funds.
- Buyer(s) acknowledge RealtyAmerica.Org does not warrant the subject property in any way.
- No changes may be made to the pre-printed text of this addendum without prior consent from RealtyAmerica.Org.

Date: _____

Buyer: _____

Date: _____

Buyer: _____

Date: _____

Seller: _____

Date: _____

Seller: _____

Date: _____

RealtyAmerica.Org: _____