FHA/VA FINANCING CONTINGENCY ADDENDUM
(Must Select Option 1 or 2)

Purchaser has selected FHA or VA financing as the Specified Financing pursuant to Paragraph 3 of the Regional Sales Contract.

☒ **Option (1)** This Contract **is contingent** on Purchaser obtaining approval for loan(s) to purchase the Property (The "Financing Contingency").

This Contract is contingent until 9 p.m. __21__ Days after Date of Ratification ("Financing Deadline") upon Purchaser Delivering Notice to Seller on the Regional Form #100 removing this Financing Contingency. Such Notice ☐ **shall** or ☒ **shall not** be accompanied by a letter from the lender ("Lender's Letter"). Such Lender's Letter shall include the following statements or statements substantially similar thereto:

1) Purchaser is approved for the Specified Financing,
2) a ratified Contract has been received,
3) a written application for the financing has been made,
4) income, asset, and liability documentation on Purchaser have been received,
5) Purchaser's credit has been reviewed, and
6) the application has been reviewed and meets underwriter and investor guidelines.

If Purchaser fails to Deliver the Regional Form #100 and Lender's Letter (if required) by the Financing Deadline, this contingency will continue, unless Seller at Seller's option gives Notice to Purchaser that this Contract will become void. If Seller Delivers such Notice, this Contract will become void at 9 p.m. on the third day following Delivery of Seller's Notice unless prior to that date and time:

a) Purchaser Delivers to Seller Regional Form #100 and Lender's Letter (if required); or

b) Purchaser Delivers to Seller Regional Form #100 and provides Seller with evidence of sufficient funds available to complete Settlement without obtaining financing.

Upon Delivery to Seller of either (a) or (b) above, this Contract will no longer be contingent on Purchaser being approved for the Specified Financing and this Contract will remain in full force and effect.

Prior to satisfaction or removal of the Financing Contingency, if Purchaser receives a written rejection for the Specified Financing and Delivers a copy of the written rejection to Seller, then this Contract will become void.

OR

☐ **Option (2)** This Contract is not contingent upon Purchaser obtaining approval for loan(s) to purchase the Property. Purchaser acknowledges that there is not a Financing Contingency. Purchaser has provided sufficient documentation to satisfy Seller that Purchaser has been approved for the Specified Financing or has sufficient funds available to complete Settlement without obtaining financing. If Purchaser fails to settle except due to any Default by Seller, then the provisions of paragraph #26 (DEFAULT) shall apply.

SELLER:		PURCHASER:	
_____ /	_____ (SEAL)	_____ /	_____(SEAL)
Date	Signature Owner of Record	Date	Signature Roger Lapel
_____ /	_____ (SEAL)	_____ /	_____(SEAL)
Date	Signature	Date	Signature

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