

FHA FINANCING ADDENDUM

Addendum Number _____ to CONTRACT OF SALE (the "Contract") dated _____

BUYER: _____

SELLER: MAYOR AND CITY COUNCIL OF BALTIMORE

PROPERTY: _____

The Contract is contingent upon Buyer obtaining a mortgage insured by the Federal Housing Administration (FHA) and secured by the Property as follows:

1. LOAN DETAILS:

Mortgage Insurance Premium (MIP)	\$ _____	Loan Program _____
		TERM OF LOAN _____ Years
Base Loan Amount	\$ _____	INITIAL INTEREST RATE _____ %
TOTAL LOAN AMOUNT	\$ _____	

Buyer agrees to pay to Lender loan origination/loan discount fees of _____% of the Loan Amount and Seller agrees to pay loan origination/loan discount fees of _____% of the Loan Amount. Buyer shall receive the benefit of any reduction in said fees. All loan insurance premiums as required by Lender shall be paid by Buyer.

BY ACCEPTING A LOAN AGREEMENT WHEREBY THE INTEREST RATE AND LOAN DISCOUNT FEES ARE NOT BEING LOCKED IN, BUYER AGREES TO ACCEPT THE CURRENT MARKET RATE AT THE TIME OF LOCK-IN AND THE RESPONSIBILITY FOR ANY ADDITIONAL FEES CHARGED. BUYER SHALL REMAIN BOUND TO PERFORM UNDER THE CONTRACT, NOTWITHSTANDING ANY SUCH CHANGES IN THE RATE AND/OR FEES.

2. MONTHLY PAYMENTS: Payments to Lender shall include monthly principal and interest, plus one-twelfth of the annual real estate taxes, ground rent, special assessments or charges, if any, hazard (fire) insurance premium, flood insurance premium, where required, and FHA MIP payment.

3. LOAN UNDERWRITING: Buyer and Seller understand that the Lender will have to resubmit the loan to underwriting if, from the time Buyer's loan application was approved to the time of settlement, there are any increases to the interest rate and/or the loan origination/discount fees. To the extent such changes do not conflict with the conditions of the Contract, Buyer agrees to comply with Lender's request for additional or updated information as required to approve the loan.

4. FHA AMENDATORY CLAUSE: It is expressly agreed that notwithstanding any other provisions of the Contract, Buyer shall not be obligated to complete the purchase of the Property described herein or to incur any penalty by forfeiture of deposit or otherwise unless Buyer has been given in accordance with HUD/FHA or VA requirements a written statement by the Federal Housing Commissioner, Department of Veterans Affairs, or a Direct Endorsement Lender setting forth the appraised value of the Property of not less than \$ _____. Buyer shall have the privilege and option to proceed with consummation of the Contract without regard to the amount of the appraised value. **The appraised value is arrived at to determine the maximum mortgage the Department of Housing and Urban Development will insure. HUD does not warrant the value or the condition of the Property. Buyer should satisfy himself/herself that the price and condition of the Property are acceptable.** **NOTICE:** The dollar amount to be inserted in the amendatory clause is the purchase price as stated in the Contract. If Buyer and Seller agree to adjust the purchase price in response to an appraised value that is less than the purchase price, a new amendatory clause is **not** required. However, the loan application package must include the original Contract with the same purchase price as shown in the amendatory clause, along with the revised or amended Contract.

5. MORTGAGE INSURANCE: Buyer agrees to pay mortgage insurance premiums (MIP) as required by FHA regulations. MIP must be paid at the time of settlement in cash or included in the loan amount; **AND IN ADDITION**, a mortgage insurance premium equal to a percentage of the loan amount must be paid monthly thereafter.

PROPERTY

6. **TERMITE INSPECTION:** In all transactions involving FHA financing, fences and outbuildings shall be included in the inspection and certification.

7. **LENDER REQUIRED REPAIRS:** In the event the FHA and/or Lender require any repairs or improvements (“Required Repairs”) be made to the Property, Seller agrees to perform the Required Repairs and pay the cost thereof at or prior to settlement, provided the total cost of the Required Repairs does not exceed \$ _____, (“Repair Amount”). **This cost shall be in addition to Seller’s other obligations under the terms of the Contract.** Should the cost of Required Repairs exceed the Repair Amount:

A. Seller may elect to pay the total cost of the Required Repairs, in which event the Contract shall remain in full force and effect.

B. Seller may terminate the Contract by written notice to Buyer which must include a written estimate of the cost of the Required Repairs. Said written notice shall be provided to Buyer within five (5) days of Seller’s receipt of written estimate(s).

C. The Contract shall remain in full force and effect if, within five (5) days of Buyer’s receipt of Seller’s notice of termination, Buyer elects, in writing, to pay the cost of the Required Repairs which exceeds the Repair Amount.

D. If neither Buyer nor Seller elects to pay the excess cost of any Required Repairs, the Contract shall become null and void and all Deposit(s) shall be disbursed in accordance with the Deposit paragraph of the Contract.

8. **CERTIFICATION:** Seller, Buyer and Broker(s) hereby certify that the terms of the Contract to which this Addendum is attached are true to the best of their knowledge and belief. Any other agreements(s) entered into between any of the parties with respect to the purchase and sale of the Property has been fully disclosed and is attached to the Contract.

9. **FHA REQUIRED NOTICE:** Buyer acknowledges receipt of HUD form #92564-CN entitled: **For Your Protection: Get A Home Inspection.**

_____/_____
Buyer’s Initials

All other terms and conditions of the Contract of Sale remain in full force and effect.

* Signing on behalf of Mayor & City Council of Baltimore

Buyer Signature

Date

Seller Signature*

Date

Buyer Signature

Date

Seller Signature *

Date

Broker or Duly Authorized Representative

Date

Broker or Duly Authorized Representative

Date

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