



VA ADDENDUM TO CONTRACT

FOR PROPERTY LOCATED ON:

VA OPTION CLAUSE: It is expressly agreed that, notwithstanding any other provisions of this contract, the purchaser shall not incur any penalty or forfeiture of earnest money or otherwise be obligated to complete the purchase of the property described herein, if the contract purchase price or cost exceeds the reasonable value of the property established by the Veterans Administration. The purchaser shall, however, have the privilege and option of proceeding with the consummation of this contract without regard to the amount of the reasonable value established by the Veterans Administration.

TERMITE CERTIFICATION: Prior to the Settlement, the seller agrees to furnish the veteran purchaser, at no cost to the veteran, a written statement or certification from a recognized exterminator that based on careful visual inspection of accessible areas and on sounding of accessible structural members, there is no evidence of termite or other wood-destroying insect infestation or rot in the subject property. If such infestation or rot previously existed, it will be corrected and damage due to such infestation or rot will be corrected at no cost to the veteran.

FEES: If not provided for elsewhere, to facilitate VA loan financing, the seller agrees to pay applicable escrow fees, notary, mortgage and leasehold or deed documentation fees, title endorsement, photo or inspection fee(s), attorney fees, and any fees not allowed to be charged to veteran-purchaser. Further, it is expressly understood and agreed that the veteran-purchaser may be able to finance the VA funding fee and that discount points will be based on the loan amount including any financed VA funding fee.

| <u>Non-Allowable Closing Costs</u> | <u>Estimated Cost</u> | <u>To Be Paid By:</u> | | |
|------------------------------------|-----------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| | | <u>Seller</u> | <u>Lender</u> | <u>Not Applicable</u> |
| Escrow Fee (Buyer's Portion) | \$300 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Notary Fee | \$20 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Attorney Fees | - | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Underwriting Fee | \$595 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Processing Fee | \$395 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Document Prep Fee | \$95 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Tax Service Fee | \$89 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Application Fee | - | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Date

Date

Buyer

Seller's Agent

Buyer

Seller

Buyer

Seller

Buyer

Seller