

ADDITIONAL FINANCING TERMS

**ADDENDUM TO EARNEST MONEY CONTRACT BETWEEN THE UNDERSIGNED PARTIES
CONCERNING PROPERTY AT**

(Street Address and City)

- Buyer has, or will within 24 hours of the Effective Date of this contract, deliver a loan pre-approval letter to Seller from a lender approving Buyer for a loan in the amount specified in this Contract.
- Buyer has has not paid a good faith deposit to the Lender. Buyer represents to Seller that the Lender has obtained a credit report and credit score for Buyer and has verified Buyer's employment status.
- Buyer authorizes and instructs the Lender to communicate with Seller, Seller's real estate broker and agent, and the Buyer's real estate broker and agent concerning any matter related to the status of Buyer's loan.
- Seller may terminate this contract, if
 - After giving Buyer three days notice and opportunity to cure the default, Buyer's Lender fails or refuses to communicate as required by the terms of this addendum.
 - Within ____ days of the date of receipt of a loan pre-approval letter, Seller, in Seller's sole discretion, determines that the approval and verification process employed by Buyer's Lender prior to issuing the pre-approval letter is un-acceptable.
 - Within ____ days of the Effective Date of this Contract, Buyer has not provided Seller with evidence verifying that the Property meets the lender's underwriting requirements for the loan required by this Contract. If Buyer fails to provide such evidence in the time required, Seller may, at Seller's sole option, terminate this contract.

If this contract is terminated under the terms of this Addendum, the Earnest Money deposit shall be returned to Buyer and both parties shall be relieved of further performance under this contract.

Any reference to "lender" shall mean the lender or lenders providing a pre-approval letter or financing for Buyer's purchase of the Property.

Buyer

Seller

Buyer

Seller

This form has NOT been approved by the Texas Real Estate Commission. No representation is made as to the legal validity or adequacy of any provision in any specific transaction. It is not suitable for complex transactions.