



**Lynchburg Association of REALTORS®**  
**Addendum to Purchase Agreement**  
**Seller Financing**

This Addendum is attached to and made a part of the Purchase Agreement dated \_\_\_\_\_, 20\_\_\_\_ (the "Agreement") between \_\_\_\_\_ ("Seller") and \_\_\_\_\_ ("Purchaser"), for the sale of the certain real property and all improvements thereon located in the City/County of \_\_\_\_\_, Virginia, and described in the Agreement as \_\_\_\_\_, and shall be attached to and made a part of the Agreement.

1. Subject to Paragraph 8 below, Seller agrees to provide Purchaser financing upon the following terms to be set forth in a purchase money note (the "Note"):
  - a. Principal amount: \_\_\_\_\_ Dollars (\$\_\_\_\_\_); Fixed rate of interest per annum of \_\_\_\_\_ percent (\_\_\_\_%); and Amortized for a period of \_\_\_\_\_ years.
  - b. Payable in \_\_\_\_\_ equal, consecutive monthly payments of **[select one]**: ☐ principal and interest **OR** ☐ interest only, commencing on the first day of \_\_\_\_\_, \_\_\_\_\_, with the entire principal balance and accrued interest due and payable on \_\_\_\_\_.
2. The Note shall be secured by a **[select one:]** ☐ first **OR** ☐ second Deed of Trust mortgage lien on the Property. The right of anticipation and to prepay the Note in full or in part without penalty shall be reserved to the Purchaser. In the event of a subsequent sale or transfer of the Property by Purchaser, said Note shall become due and payable in full.
3. The Note and Deed of Trust shall be prepared by Purchaser's attorney at Purchaser's expense. Purchaser shall pay no points or fees to Seller in connection with this financing (excluding prepaid interest at closing). Purchaser shall pay any recording costs and/or fees applicable to the Deed of Trust, and shall provide to Seller within thirty (30) days following settlement, at Purchaser's sole expense, a lender's title insurance policy naming Seller as the insured and insuring that the Deed of Trust is properly recorded against the Property.
4. Purchaser shall maintain at Purchaser's sole expense a hazard and casualty insurance policy on the Property with coverage no less than the replacement value of the Property. Seller shall be designated as the loss payee on said insurance policy with at least 30 days written notice to Seller required prior to termination of the policy.
5. Purchaser shall pay all taxes, property assessments and property owner association dues and assessments, if any, levied against the Property by any governmental entity.
6. In the event that any installment is not paid within fifteen (15) days of its due date, the Purchaser agrees to pay a late fee of five percent (5%) of such installment. If a default occurs in the payment of any installment due under the note that is not cured within thirty (30) days, or in the performance of any covenant or condition of the Deed of Trust securing the note, the entire principal balance and accrued interest shall immediately become due and payable at the option of Seller. Purchaser shall be liable to Seller for all expenses incurred in collecting the note, including attorney's fees and court costs.
7. The Agreement and this Addendum shall not be assignable by Purchaser to a third-party.
8. The Agreement and this Addendum is subject to Seller's approval of Purchaser's financial information and credit history. Purchaser agrees to provide to Seller, within thirty (30) days of the execution of this Addendum, Purchaser's financial statement and a copy of Purchaser's current credit report from a consumer reporting agency. Purchaser hereby authorizes Seller to conduct a credit check and employment verification.

Seller shall have fifteen (15) days from the date of receipt of the financial statement and credit report to approve or deny Seller financing to Purchaser. Such approval or denial of financing shall be at Seller's sole discretion. If Seller denies Seller financing to Purchaser, either party may terminate this Agreement by written notice to the other party, and subject to the provisions of Paragraph 7 of the Agreement, Purchaser's Deposit shall be refunded in full to Purchaser and neither party shall have any further obligation under the Agreement. If Seller fails to respond to Purchaser within the fifteen (15) day period, then it shall be deemed that Seller approved the Seller financing.

9. Other terms:

WITNESS the following authorized signatures:

_____ Purchaser	_____ Date	_____ Seller	_____ Date
_____ Purchaser	_____ Date	_____ Seller	_____ Date
_____ Purchaser	_____ Date	_____ Seller	_____ Date

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