

Michigan Realtors® Seller Financing Addendum to Purchase Agreement



This is an addendum to a Purchase Agreement (the "Agreement") dated _____, 20____ between _____ ("Seller") and _____ ("Buyer") for the Property located at: _____ ("Property").

1. **Financing Terms:** Seller and Buyer shall enter into a standard residential land contract/purchase money contract that shall include the following terms:

(i) Down Payment: _____

(ii) Payment Terms:

Amortized over a period of _____ months and payable in equal monthly installments including interest at the rate of _____% per annum.

Balloon Payment: Provided, however, the entire unpaid principal balance, and accrued interest, will be due and payable after _____ months.

(iii) Real Property Taxes and Liability and Casualty Insurance:

Buyer to pay directly and provide Seller with proof of payment

Buyer to reimburse Seller through monthly payments in addition to principal and interest amount.

(iv) Prepayment (**choose one**):

At any time without penalty

Penalty for prepayment in the amount of \$ _____

(v) Buyer's Sale of Property: In the event Buyer sells the Property, contract shall be due in full shall not be due in full.

(vi) Late payment equal to _____% of any installment not received within _____ days of due date.

(vii) Additional terms: _____

2. **Creditworthiness:** The Agreement is contingent upon Seller's approval of Buyer's creditworthiness. Buyer agrees to provide Seller with a credit report within _____ days of the Effective Date. If the credit report is not acceptable to Seller, or if Buyer does not provide Seller with a credit report within said timeframe, Seller shall have the right to terminate the Agreement. This contingency shall be deemed waived unless Seller terminates the Agreement by written notice to Buyer within _____ days of receipt of Buyer's credit report.

Seller Date

Buyer Date

Seller Date

Buyer Date

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