

# Purchase Money Mortgage

**This Is A Legally Binding Contract. If Not Fully Understood,  
We Recommend Consulting An Attorney Before Signing.**

Addendum to the Contract for the Purchase and Sale of Real Estate

Dated: \_\_\_\_\_ between \_\_\_\_\_ as Purchaser  
and \_\_\_\_\_ as Seller. Regarding property located at

\_\_\_\_\_

The Seller agrees to hold and the Purchaser agrees to execute a Purchase Money Note and  First  
 Second Mortgage in the amount of \$\_\_\_\_\_, together with the interest at \_\_\_\_\_%  
per annum, amortized over a term of \_\_\_\_\_ years, with constant monthly payments of  
\$\_\_\_\_\_. Total principal balance due and payable at the end of the \_\_\_\_\_ Year.

The Bond and Mortgage shall contain clauses as provided in the Statutory Form of Bond and  
Mortgage, together with the following:

1. The Mortgagor shall have the privilege of prepaying any part or all of the principal balance at any time without penalty.
2. The entire principal balance and any accrued interest shall become due upon the mortgagor selling the mortgaged premises or entering into land sales contract.
3. There shall be a late penalty of two percent (2%) of any payment made more than 15 days after its due date and a 30 day default provision.
4. Mortgagee shall be entitled to reasonable attorney's fees upon default by the mortgagor.
5. Buyer shall, at buyer's expense, provide satisfactory current credit report and verification of employment and income.

This agreement subject to the approval of the respective attorneys for both parties within three (3) full calendar days. Failure to disapprove this contract within such period, shall constitute approval.

**Purchaser:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Purchaser:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Seller:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Seller:** \_\_\_\_\_ **Date:** \_\_\_\_\_