OWNER FINANCE ADDENDUM

SELLER: ____________________________________________________________

BUYER: ____________________________________________________________

PROPERTY: __________________________________________________________

1. MORTGAGE NOTE. __________________________ DOLLARS ($______) of the
Purchase Price shall be in the form of a NOTE from BUYER payable to SELLER and secured by a purchase money
mortgage/deed of trust on the Property, executed by BUYER and spouse, if any. Said mortgage/deed of trust shall
be inferior to any existing or new mortgage/deed of trust which BUYER is obtaining or assuming by the terms of this
Contract.

2. PAYMENT TERMS. The above described Note shall be payable as follows:
   (Check and complete applicable paragraphs.)
   □ a. AMORTIZED over a period of ___ years and payable in equal monthly installments of $_______, including
      interest at the rate of __________________ percent (___%) per annum, beginning on
      __________________________ and continuing on the ___ day of each succeeding month
      thereafter until the entire principal sum and any accrued interest is paid in full. Each installment shall first be
      applied toward interest accrued on the unpaid balance and the remainder toward reduction of principal.
      Interest calculations will be based on 365 calendar days.
   □ b. BALLOON PAYMENT. Provided however, the entire unpaid principal balance, and accrued interest, will be
due and payable in full on __________________________.
   □ c. TERM NOTE. Principal plus accrued interest at the rate of ________% per annum, shall be due and payable
      on or before the _____ day of __________________________.
   □ d. OTHER PAYMENT TERMS: __________________________

3. LATE CHARGE. BUYER shall pay a charge of 5% of the monthly installment for each payment not received by
   NOTE HOLDER within ten (10) calendar days after its due date.

4. PREPAYMENT. BUYER shall have the right to prepay the principal or any portion thereof at any interest paying date
   without penalty. However, any such prepayment shall not reduce the amount of the monthly payment stated above
   unless otherwise agreed by BUYER and the NOTE HOLDER in writing.

5. DEFAULT/RIGHT TO CURE/ACCELERATION. If any monthly installment under the NOTE is not paid when due
   and remains unpaid for a period of _____ calendar days (minimum of thirty (30) days on second mortgages) after
   notice to BUYER, the entire principal balance outstanding and accrued interest thereon shall at once become due
   and payable at the option of the NOTE HOLDER. NOTE HOLDER’S option to accelerate hereunder is subject to
   and limited by any statutory rights to cure afforded BUYER under the applicable laws of Kansas and/or Missouri in
   effect on the date of execution of the Note.

6. DUE ON SALE CLAUSE. The NOTE and/or mortgage/deed of trust shall contain a term permitting the NOTE
   HOLDER to demand payment of the entire principal balance outstanding on said NOTE in the event of the sale,
   transfer or other conveyance of the property described herein.

7. INSURANCE AND TAXES. BUYER shall maintain fire and extended coverage insurance on the Property with
   mortgagee’s coverage sufficient to cover the NOTE HOLDER’S interest in the Property and shall provide the NOTE
   HOLDER with proof thereof on an annual basis. BUYER shall provide the NOTE HOLDER with copies of paid
   receipts for real estate taxes on an annual basis.

__________________________________________
SELLER

__________________________________________
BUYER

Owner Finance Addendum
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8. OTHER LOAN COSTS. BUYER shall pay for all other costs associated with obtaining and perfecting the mortgage/deed of trust including mortgagee’s title insurance policy, any document preparation fees, mortgage registration tax, if applicable, and recording fees.

9. CREDIT APPROVAL. SELLER’S agreement to make the above described loan to BUYER is expressly conditional upon SELLER’S approval of BUYER’S credit. BUYER agrees to provide SELLER with a financial statement and employment verification within _____ calendar days (seven (7) if left blank) after the effective date of this contract. If BUYER’S credit is not acceptable, SELLER shall notify in writing BUYER or Licensee assisting BUYER/transaction broker within seven (7) calendar days of receipt of BUYER’S credit information and in such event, the Earnest Money shall be refunded to BUYER subject to the provisions of the Earnest Money and Additional Deposits paragraph of the Contract. Failure of SELLER to notify BUYER or Licensee assisting BUYER/transaction broker of disapproval within the specified time shall be deemed a waiver of this credit approval condition and BUYER’S credit shall be deemed approved.

10. STANDARD FORMS. BUYER and SELLER acknowledge and agree the NOTE and mortgage/deed of trust instruments provided for herein shall be FNMA/FHLMC uniform instruments incorporating the specific terms set out herein. Any alteration or modification of those instruments, except as expressly provided herein, must be with the express written approval of the parties hereto.

11. ADDITIONAL TERMS:

______________________________________________________________

______________________________________________________________

______________________________________________________________

CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING

SELLER __________________________ DATE __________________________

BUYER __________________________ DATE __________________________

SELLER __________________________ DATE __________________________

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