

Owner Financing Terms

Promissory Note Amount: _____

Interest Rate: _____

Is Interest Rate Fixed: Yes _____ No _____

If interest rate is adjustable, how is it to be adjusted: _____

Payment Amount: _____

Payment Due Date(s): Monthly _____ Annually _____ Other _____

Balloon Payment(s): Yes _____ No _____

Amt. and Due Date(s): _____

Maturity Date of Note: _____

Due on Sale Clause: Yes _____ No _____

Late Payment Fee: Yes _____ No _____

If Yes, _____% of monthly payment or \$_____ if more than _____ days late
(may not be less than 5 days)

Pre-Payment Penalty: Yes _____ No _____

If Yes, what is penalty amount and method of calculation: _____

(Prepayment penalty cannot be requested on a 1-4 family home)

Proof of Payment of Taxes required: Yes _____ No _____

If Yes, How: Tax Service fee _____ OR written proof of payment of taxes
submitted to lender by borrower _____

Release Provisions? Yes _____ No _____ (if yes, see attached for options)

Will this Deed of Trust be in a first lien position: Yes _____ No _____

If no, will the existing d/t be assumed _____ or wrapped _____. If assumed or
wrapped, where is d/t held _____ and acct. no. _____.

Other Special Conditions of Deed of Trust (e.g.: any restrictions on use of property while
Deed of Trust encumbers property): _____

Is Property Improved: Yes _____ No _____

If Yes, is insurance required: Yes _____ No _____

If yes, amount of insurance required: _____

Note and Deed of Trust shall be escrowed at: _____

Is mobile home included in this transaction? _____ If yes, does seller have the title? _____

Dated: _____

Seller/Lender: _____ Buyer/Borrower: _____