



FARM AND RANCH PURCHASE AGREEMENT ADDENDUM

Seller Financing

Prepared by: Agent _____ Phone _____
Broker _____ Email _____

DATE: _____, 20____, at _____, California.
Items left blank or unchecked are not applicable.

FACTS:

1. This is an addendum to the Farm and Ranch Purchase Agreement [See ft Form 158-1]
 - 1.1 dated _____, 20____, at _____, California,
 - 1.2 entered into by _____, as the Buyer(s),
 - 1.3 and _____, as the Seller,
 - 1.4 regarding real estate referred to as _____.

SELLER FINANCING

2. Note for the balance of the purchase price in the amount of \$ _____ to be executed by Buyer in favor of Seller and secured by a trust deed on the property junior to any above referenced financing, payable \$ _____ monthly, or more, beginning one month after closing, including interest at _____% per annum from closing, due _____ years after closing.
 - 2.1 This note and trust deed to contain provisions to be provided by Seller for: due-on-sale, prepayment penalty, late charges, _____.
 - 2.2 Financial Disclosure Statement is attached as an addendum. [See ft Form 300]
 - 2.3 Buyer to provide a Request for Notice of Default and Notice of Delinquency to senior encumbrancers. [See ft Form 412]
 - 2.4 As additional security, Buyer to execute a security agreement and file a UCC-1 financing statement on any property transferred by Bill of Sale. [See ft Forms 436 and 436-1]
 - 2.5 Buyer to hand Seller a completed credit application on acceptance. [See ft Form 302]
 - 2.6 Within _____ days of receipt of Buyer's credit application, Seller may terminate the agreement based on a reasonable disapproval of Buyer's creditworthiness.
 - 2.7 Seller may terminate the agreement on failure of the agreed terms for priority financing. [See ft Form 183]
3. _____

I agree to the terms stated above.

See Signature Page Addendum. [ft Form 251]

Date: _____, 20____

Buyer: _____

Signature: _____

Buyer: _____

Signature: _____

I agree to the terms stated above.

See Signature Page Addendum. [ft Form 251]

Date: _____, 20____

Seller: _____

Signature: _____

Seller: _____

Signature: _____