

## **CONVENTIONAL LOAN** EXHIBIT "\_\_\_\_"



							2015 Printing		
							rchase and sale of that certain , Georgia		
1.	Application. Buyer shall have days from the Binding Agreement conventional loan or loans described below ("Loan(s)") and deliver to Sell requirements for Loan(s) applied for prior to August 1, 2015; (b) a letter from the loan application; or (c) a Loan Estimate meeting Consumer Financial August 1, 2015. If Buyer has agreed to apply for a mortgage loan with a lend must be from one or more of those lenders.  [Select A. or A. and B. below. Any box not selected shall not be a part of the convention of the convention of the selected shall not be a part of the convention of the con					er: (a) a Good Faith E er showing the date up ion Bureau rules for I ified below, the Good I	stimate meeting current HUD on which the Buyer completed Loan(s) applied for on or after Faith Estimate or Lender Letter		
	□ A.	FIRST MORTGAGE	Loan Amount	Term	Interest Rate (at par)	Rate Type	Source Of Loans Term		
		LOAN	% of purchase price	years	% per annum (or initial rate on	☐ Fixed	☐ Institutional		
					adjustable loan)	☐ Adjustable ☐ Interest Only	☐ Seller ☐ Other		
	□ в.	SECOND MORTGAGE LOAN	% of purchase price	years	% per annum (or initial rate on adjustable loan)	☐ Fixed ☐ Adjustable	☐ Institutional ☐ Seller		
						☐ Interest Only	☐ Other		
2.	Buyer to Apply for Loan Approval with Agreed Upon Mortgage Lender. Buyer agrees to apply for approval of the Loan(s) with at least one of the mortgage Lenders, if any, identified as below:								
	least one of the mortgage Lenders, if any, identified as below.								
	require B above. H Seller of address	/hile Buyer is required to apply for approval of the Loan(s) with at least one of the lenders, if any, identified above, nothing herein slaquire Buyer to obtain mortgage financing from any such lender. Buyer may also pursue different loans than the Loan(s) describe ove. However, the denial of such other loans may not be a basis for Buyer to terminate this Agreement. Buyer shall immediately not eller of the name of any other lender from whom Buyer has applied for mortgage financing to purchase the Property and the nare didress and work telephone number of the loan originator with whom Buyer is working. Notwithstanding any provision to the control ontained in this Exhibit, Buyer shall be deemed to have the ability to obtain any Loan(s) not being made by an institutional mortgage ender.							
3.	determin- to obtain unless pr lender lic customai (a) Buyer (unless s with all ir letters, w collective	e if Buyer has the such Loan(s), the such Loan(s), the ior to the end of the ensed to do busing and standard under lacking sufficient uch a contingency of formation required litests, septic syply "Required Info	e financing contingues Financing Continuess in Georgia der Inderwriting criteria (It funds other than the It is expressly provided by lender, includestem certifications, Irmation"). Buyer mation").	institutional ency shall be gency Period on ying one of "Loan Denia e amount of ded for in this ling but not flood plain ay during the	I mortgage loan(s) describe satisfied and the Agree of, Buyer causes to be delar both of the above-described Letter"). The Loan Deniof the Loan(s) to close; (b) as Agreement); or (c) Buyer limited to, loan document certifications and any other Financing Contingency	ped above. Buyer shall ement no longer subjectivered to Seller a letter ibed Loan(s) which let al Letter may not be based. Buyer not having lear or not having provided to tation, Official Wood er similar information of the Period terminate this	ncing Contingency Period") to I be deemed to have the ability act to a financing contingency, refrom an institutional mortgage ter is based upon the lender's ased upon any of the following: sed or sold other real property the lender(s) in a timely fashion Infestation Reports, structural required by lender (hereinafter a Agreement without penalty if eting the requirements herein.		

- 4. Right of Seller to Request Evidence of Buyer's Ability to Close. If the Financing Contingency ends without Buyer terminating this Agreement, Seller shall have the right, but not the obligation, to request that Buyer provide Seller with written evidence of Buyer's financial ability to purchase the Property ("Evidence"). A copy of a loan commitment from each institutional mortgage lender from whom Buyer is seeking mortgage financing to purchase the Property stating the type, amount and terms of the loan(s) and the conditions for funding the loan(s), shall be deemed sufficient Evidence. The provision of such Evidence is not a guarantee that the mortgage loan(s) will be funded or that Buyer will close on the purchase of the Property. Buyer shall have seven (7) days from the date Seller delivers notice to Buyer requesting such Evidence to produce the same. No request for such Evidence shall be made by Seller less than seven (7) days from the date of Closing.
- 5. <u>Authorization of Buyer to Release Information to Seller and Brokers</u>. Buyer does hereby authorize Seller and the Brokers identified herein to communicate with the lenders with whom Buyer is working to determine and receive from said lenders any or all of the following information: (a) the status of the loan application; (b) Buyer's financial ability to obtain the Loan(s) or other loans for which Buyer has applied; (c) whether and when Buyer provided the lenders with Required Information; (d) whether and what conditions may remain to complete the loan application process and issue of a loan commitment; and (e) the basis for any Loan Denial Letter.
- 6. <u>Miscellaneous</u>. For the purposes of this Exhibit, the term "mortgage loan" shall refer to a secured lending transaction where the loan or promissory note is secured by a deed to secure debt on the Property. Whether such mortgage loan is a first or second mortgage loan is a reference to the legal priorities of the deeds to secure debt relative to each other and other liens and encumbrances.
- 7. Appraisal Contingency. In addition to Buyer's other rights herein, this Agreement shall be subject to the following appraisal contingency. Buyer shall cause the Lender to: (a) select an appraiser to perform one or more appraisals of the Property and (b) provide Buyer with a copy of any appraisal that is for less than the purchase price of the Property. If any such appraisal is for less than the purchase price, Buyer shall within \_\_\_\_\_\_ days of the Binding Agreement Date have the right to request that Seller reduce the sales price of the Property to a price not less than the appraised price by submitting an Amendment to Reduce Sales Price ("ATRSP") to Seller along with a copy of the appraisal supporting the lower price. In the event that Buyer does not submit an ATRSP to Seller, Buyer shall be deemed to have waived Buyer's right to do so and this Agreement shall no longer be subject to an appraisal contingency.

Seller shall accept or reject the ATRSP within the earlier of: (a) three (3) days from the date that the ATRSP is delivered to Seller, or (b) the time of closing (excluding any extensions of the closing resulting from the unilateral extension of the closing date). If Seller timely accepts the ATRSP, Buyer shall be obligated to purchase the Property in accordance with this Agreement as amended by the ATRSP. If Seller does not accept the ATRSP, Buyer shall have the right, but not the obligation, to terminate this Agreement without penalty upon notice to Seller, provided that such notice is given within three (3) days of the earlier of: (a) the date that Buyer receives notice that Seller has not accepted the ATRSP; or (b) the last date Seller could have accepted the ATRSP. In neither circumstance shall the Buyer's right to terminate extend beyond the time of closing. Nothing herein shall require Buyer to seek a reduction in the sales price of the Property. In such event, Buyer shall be obligated to purchase the Property for the price set forth in this Agreement.

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Buyer's Signature		Seller's Signature	
Forms Package			
Print or Type Name		Print or Type Name	
Buyer's Signature		Seller's Signature	
Print or Type Name  RE/MAX CENTER		Print or Type Name	
Selling Broker		Listing Broker	
By:	)	By:	
Broker or Broker's Affiliated Licensee	,	Broker or Broker's Affiliated Licensee	
MICHELLE STANCIL Print or Type Name		Print or Type Name	
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