

VA FINANCING RIDER

THIS RIDER IS MADE A PART OF AND INCORPORATED INTO THAT CERTAIN REAL ESTATE CONTRACT DATED _____, 20____ FOR THE SALE OF THE PROPERTY COMMONLY KNOWN AS _____, ILLINOIS, ENTERED INTO BY _____ (SELLER) AND _____ (PURCHASER).

It is agreed by and between the parties hereto as follows: That notwithstanding any other provisions on this Contract, the Purchaser shall not incur any penalty by forfeiture or earnest money or otherwise or be obligated to complete the purchase of the property described herein, if the Contract purchase price or costs exceeds the reasonable value of the property established by the Veterans' Administration. The Purchaser shall, however, have the option of proceeding with the consummation of this Contract without regard to the amount of the reasonable value established by the Veterans' Administration.

Seller agrees to pay the VA discount to mortgagee not to exceed _____ % of the mortgage. Seller further agrees to furnish at his expense a termite inspection report by a licensed exterminator showing the property to be free of wood-destroying infestation, and certifications for heating, plumbing, electrical and roofing, when requested by VA or other governmental authority. Seller shall have the option of canceling this Contract in the event that the VA Conditional Commitment or the governmental authority having jurisdiction over the subject premises requires improvements and/or repairs being made to the subject premises in excess of _____. In the event of cancellation, all earnest money shall be refunded to Purchaser and there shall be no further liability on the part of either party.

(Purchaser)

(Seller)

(Purchaser)

(Seller)