Financing Addendum to Purchase Agreement

This Addendum is attached to and made a part of Purchase Agreement dated _____, 20___, on the property knows as __7308 Ideal Avenue, Fort Wayne_____, Indiana _46806__ (the "property").

ATTENTION: Making any changes to your financial situation can backfire and cost you the ability to obtain financing. In order to have your pre-approval/loan commitments remain valid, ***Buyer agrees to the following further conditions***: If Buyer fails to seek financing or Buyer's actions from one of the below activities result in denial of loan approval and Buyer does not purchase the property, **Buyer shall forfeit to Seller the Earnest Money** as liquidated damages.

Buyer Agrees to DO the Following:

- **Do** – Keep all originals and have access to all of your pay-stubs, bank statements and other important financial documents.
- **Do** – Always watch your new credit report. It could have been just pulled prior to closing.
- **Do** – Provide your Earnest Money Deposit from your own personal bank account or acceptable gift funds.
- **Do** – Notify your Loan Originator if you plan to receive gift funds for closing.
- **Do** – Notify your Loan Officer of any employment changes such as recent raises, promotion, transfer or change of pay status; for example, salary to commission.
- **Do** – Stay employed if employment income is used for loan approval.
- **Do** – Make timely payment on all current debt obligations: Any current mortgage, car, student loan or credit card.
- **Do** – Notify Loan Officer regarding any changes to your employment status (i.e., promotion/demotion, job loss).
- **Do** – Notify Loan Officer of any loss of income.
- **Do** – Notify Loan Officer of any depletion of funds needed to close.
- **Do** – Notify Loan Officer of change of current address, phone or email.
- **Do** – Notify Loan Officer if you expect to receive a gift from relative, employer, union hall or not-for-profit.

Buyer Agrees to NOT do the Following:

- **Don't** – Close or open any asset accounts or transfer funds between accounts without obtaining the correct documentation required for your loan.
- **Don't** – Change jobs/employer without inquiring about the impact this change might have on your loan.
- **Don't** – Deposit any monies outside of your payroll deposits, particularly cash or sale of personal property. Many guidelines require substantial documentation as to the source of these deposits.
- **Don't** – Open or increase any liabilities, including credit cards, student loans or other lines of credit during the loan process.
- **Don't** – Make major purchases prior to or during your contract, such as new car, furniture, appliances, etc., as this may impact your loan qualification.
- **Don't** – Advance any cash from credit cards or borrow funds for closing.
- **Don't** – Change your legal name.
- **Don't** – Take any unpaid time off.
- **Don't** – Schedule any vacation or time off for any reason if at all possible before closing.
- **Don't** – Alter any documents in any way.

All other terms and conditions of the Purchase Agreement remain unchanged.

_____	_____	_____	_____
Buyer's Signature	Date	Buyer's Signature	Date
_____	_____	_____	_____
Seller's Signature	Date	Seller's Signature	Date