

**FINANCING ADDENDUM
MORTGAGE DISCOUNT POINTS**

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1. Date _____
2. Page _____

3. Addendum to Purchase Agreement between parties dated _____, 20____ pertaining to the purchase
4. and sale of the property at _____
5. _____;

6. **DISCOUNT POINTS:** Mortgage discount points ("Points") not to exceed _____% of the total mortgage amount
7. including DVA Funding Fee or Mortgage Insurance Premium (MIP) or Private Mortgage Insurance (PMI), if added to
8. mortgage, shall be paid as follows:

9.
10. _____ paid by Buyer.
11. _____ paid by Seller.

NOTE: Do not exceed maximum Seller contribution allowed by FHA, DVA or lender

12. If the Points charged by the lender are less than the Points agreed to on line #6: *(initial option 1,2 or 3)*

13.

Buyer	Seller

 1. The Points shall be charged first to the Seller and the balance to the Buyer.
14. If the Buyer is not contributing towards the Points and the Points are less than agreed to on line #11,
15. then: *(initial option A or B)*

16.

Buyer	Seller

 A. Seller shall pay total amount agreed to in line #11 and Buyer may use it at their discretion
17. towards Points and/or buy-down fees and/or prepaids and/or costs of closing as allowed by
18. lender.

19.

Buyer	Seller

 B. Seller shall pay only Points.

20.

Buyer	Seller

 2. The Points shall be charged first to the Buyer and the balance to the Seller.

21.

Buyer	Seller

 3. The Points shall be paid proportionately by both Seller and Buyer as agreed on lines #6-11 above.

22. _____
(Seller) (Date) (Buyer) (Date)

23. _____
(Seller) (Date) (Buyer) (Date)

24. **THIS IS A LEGALLY BINDING CONTRACT BETWEEN BUYERS AND SELLERS.**
25. **IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.**