

## SELLER-CARRIED TRANSACTIONS MLO WORKSHEET

1 **1. SELLER CERTIFICATIONS:** If this transaction involves the sale of a one-to-four-family dwelling, all conditions enumerated in (a), (b), and (c)  
 2 below must be met. If the conditions are not all met, Seller should not use the OREF 033 Seller Carried Transactions Addendum and instead  
 3 secure the assistance of an MLO, attorney, or other expert qualified under ORS 86A.203 in completing this transaction.

- 4 (a) During the preceding calendar year, Seller did not enter into more than four (4) Seller-Carried Transactions involving the sale of a one-to-  
 5 four family dwelling intended to be occupied by a buyer for residential purposes;
- 6 (b) During the preceding twelve (12) months, Seller did not enter into more than one (1) Seller-Carried Transaction that involved terms making  
 7 it a "high-cost mortgage" as defined in the Advisory;
- 8 (c) During the preceding twelve (12) months, Seller did not enter into a Seller-Carried Transaction using the services of an MLO, as defined in  
 9 the Advisory.

10 If Seller did not meet the above numerical standards in the preceding calendar year, they shall be applied to the current calendar year.

11 Seller certifies Seller has read and understands this Section 1, and the statements contained in (a), (b), and (c) above, are all true and correct:

12 **Seller Initials:** \_\_\_\_\_

13 **2. SELLER EXEMPTION UNDER ORS 86A.203:** In order for Seller to use the OREF 033 Seller Carried Transaction Addendum without the  
 14 assistance of an MLO, attorney, or other expert qualified under ORS 86A.203, Seller must be a natural person, estate or trust, and the statements  
 15 contained in the selected box in (a), (b), or (c) below must be true and correct. If none of the statements in (a), (b), or (c) below apply to the Property  
 16 being sold to Buyer in this transaction, Seller should secure the assistance of an MLO, attorney, or other expert qualified under ORS 86A.203 in  
 17 completing this transaction. The OREF 033 Seller Carried Transaction Addendum should not be used for this transaction if no boxes have been  
 18 selected below. Seller represents to Buyer and all Agents the Property (*select only one*):

- 19 (a)  Is a dwelling that is, or was at one time, Seller's primary residence; or
- 20 (b)  Is a dwelling for which Seller has authorized \_\_\_\_\_ ("Authorized Party") to offer or negotiate the  
 21 terms of this transaction with Seller, or on Seller's behalf, because Seller and the Authorized Party are related as either spouse, child,  
 22 sibling, parent, grandparent, grandchild, or a relative in a similar relationship created by law, marriage or adoption; or
- 23 (c)  Is a dwelling Seller owns as a rental, a second home, or a vacation home; and
  - 24 (i) This Seller-Carried Transaction is not more than the third (3rd) such transaction Seller has engaged in during the prior twelve (12)  
 25 months;
  - 26 (ii) The Property did not at any time serve as Seller's primary residence;
  - 27 (iii) This Seller-Carried Transaction is not more than the eighth (8th) such transaction for which Seller is carrying the financing as a current  
 28 receivable.

29 Seller certifies Seller has read and understands this Section 2, and the statement(s) set forth in the above-selected box (if applicable) is/are true and  
 30 correct:

31 **Seller Initials:** \_\_\_\_\_

32 Note: If Seller has not certified the accuracy of Sections 1 and 2 above, the Seller should immediately consult an MLO, attorney, or other expert  
 33 qualified under ORS 86A.203 to determine whether Seller is qualified to complete this transaction using the OREF 033 Seller Carried Transaction  
 34 Addendum.

35 **ACKNOWLEDGMENT:** By signing below, Seller acknowledges they have read the Advisory regarding seller-carried transactions and understands  
 36 their real estate Agent is not qualified to render any advice or recommendations regarding state and federal MLO laws or the legal, financial, and  
 37 credit terms involved in this transaction. Without any investigation or verification, Agent has the absolute right to rely upon Seller's certifications and/or  
 38 representations contained above.

39 Seller \_\_\_\_\_ Date \_\_\_\_\_ a.m. \_\_\_\_\_ p.m. ←

40 Seller \_\_\_\_\_ Date \_\_\_\_\_ a.m. \_\_\_\_\_ p.m. ←