

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 secure
3 the assistance of a Mortgage Loan Originator (“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 Seller-Carried Transactions involving the sale of a one-to-four
5 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 Seller-Carried Transaction that involved terms making it
7 a “high-cost mortgage” as defined in OREF 032 – Advisory Regarding Seller-Carried Transactions (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 will be applied to the current calendar year.

11 Seller certifies Seller has read and understands this section, 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 Transactions 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
17 in completing this transaction. The OREF 033 – Seller-Carried Transactions 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
21 or negotiate the terms of this transaction with Seller, or on Seller’s behalf, because Seller and the Authorized Party are related as either spouse,
22 child, 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; or

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, and the statement(s) set forth in the above-selected box (if applicable) is/are true and
30 correct:

31 **Seller Initials:** _____ / _____

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

34 **3. ACKNOWLEDGMENT:** The undersigned Seller(s) acknowledge(s) they: (a) have read and understand this worksheet; (b) they have been provided
35 with a copy for their own files; and (c) have read the Advisory and understands their real estate agent is not qualified to render any advice or
36 recommendations regarding state and federal MLO laws or the legal, financial, and credit terms involved in this transaction. Without any investigation
37 or verification, Agent has the absolute right to rely upon Seller’s certifications and/or representations contained above.

38 Seller _____ Print _____ Date _____ a.m. p.m. ←

39 Seller _____ Print _____ Date _____ a.m. p.m. ←