

SELLER-CARRIED TRANSACTION ADDENDUM

1	Buyer(s) _____
2	Seller(s) _____
3	Property Address or Tax ID# _____
4	_____ (the "Property")

5 This Seller-Carried Transaction Addendum (this "Seller-Carried Addendum") is to be entered into concurrently with the OREF C-501 – Commercial
6 Real Estate Sale Agreement.

7 **1. SELLER-FINANCING CONTINGENCY:** Buyer will, within ____ Days (three [3] if not filled in) of the date this Seller-Carried Addendum is Signed
8 and Delivered, Deliver to Seller Buyer's most recent personal and (if applicable) corporate financial information, credit reports, tax returns, and other
9 information available to Buyer that Seller reasonably requests ("Buyer's Financials"). Following Buyer's Delivery of Buyer's Financials, Seller may,
10 within ____ Days (ten [10] if not filled in), terminate the Sale Agreement and refund all Deposits paid by Buyer if Seller is not satisfied, in Seller's sole
11 discretion, with Buyer's creditworthiness.

12 **2. SELLER-FINANCING DOCUMENTS:** If Seller does not terminate this transaction as provided in Section 1, Seller will, at Seller's sole expense,
13 Deliver the following documents to Buyer (the "Seller-Financing Documents"): (*select one*)

- 14 (a) Promissory Note and Trust Deed;
15 (b) Contract of Sale (also known as a Land Sale Contract) and Memorandum of Contract of Sale; or
16 (c) Other (*describe*) _____

17 Seller will Deliver the Seller-Financing Documents to Buyer at least ____ Days (thirty [30] if not filled in) before the Closing Deadline. If the Parties
18 do not approve the Seller-Financing Documents at least ____ Days (five [5] if not filled in) before the Closing Deadline, the Sale Agreement will
19 terminate and all Deposits will be promptly returned to Buyer. If the Parties approve the Seller-Financing Documents, the Parties will sign and Deliver
20 them at Closing.

21 **3. SPECIFIC TERMS:** The following terms will be inserted into and become part of the Seller-Financing Documents:

- 22 (a) Remaining balance of the Purchase Price: \$ _____ (see the "Financing" Section of the Sale Agreement)
23 (b) Interest Rate: (*select one*) fixed at ____% per annum; or variable at ____% over the: (*select one*) SOFR WSJ U.S. Prime
24 Rate Other rate (*specify*) _____, each as published ____ Days (ten [10] if not filled in) before the
25 Closing Deadline.
26 (c) Payable in monthly installments of principal and interest, the first of which will be paid on the _____ Day of the second
27 (2nd) month following the Closing Deadline, with subsequent payments made on the same Day of each subsequent month.
28 (d) Monthly payments of \$ _____ (*select one*) until paid in full with a balloon payment at the end of the _____ year.
29 (e) Prepayment penalty (*select one*) none (*specify*) _____.
30 (f) The Parties (*select one*) will will not establish a collection escrow. If the Parties will establish a collection escrow, all set up fees,
31 installment fees, and close-out fees will be paid by (*select one*) Buyer Seller Buyer and Seller equally.

4. REPRESENTATIONS:

- 33 (a) Buyer represents and warrants to Seller that the Property is being acquired for business or investment purposes.
34 (b) Buyer and Seller each represent and warrant that: (i) they have had an opportunity to receive financial and legal advice about the terms of
35 this transaction, and (ii) they understand that seller-carried financing may involve complicated legal issues and documentation, real estate
36 agents cannot give legal advice, and they should obtain legal advice before entering into this transaction.

5. ADDITIONAL TERMS: (*describe*) _____

See Addendum _____

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

Buyer's Agent(s) _____ Seller's Agent(s) _____

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE

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