



F.H.A. APPRAISED VALUE CLAUSE

OR

V.A. APPRAISED VALUE CLAUSE

VINSON CHASE,
REALTOR®

220-A Standiford Avenue
Modesto, CA 95350

F.H.A. APPRAISED VALUE CLAUSE

This amends the deposit receipt dated _____ covering
the property located at _____

It is expressly agreed that, notwithstanding any other provision of this contract, the Buyer shall not be obligated to complete the purchase of the property described herein or to incur any penalty by forfeiture of earnest money deposits or otherwise unless the Buyer has delivered to the Seller a written statement issued by the Federal Housing Commissioner setting forth the appraised value of the property for mortgage insurance purposes of not less than \$ _____, which Seller hereby agrees to deliver to the Buyer promptly after such appraised-value statement is made available to the Seller.

The Buyer shall, however, have the privilege and option of proceeding with the consummation of this contract without regard to the amount of appraised valuation made by the Federal Housing Commissioner.

The undersigned each certify that the terms of the contract for purchase are true to the best of his/her knowledge and belief, and that any other agreement entered into by any of these parties in connection with this transaction is attached to the sales agreement.

Non-realty items, if any, have a value of \$ _____.

Seller: _____ Buyer: _____

Seller: _____ Buyer: _____

Date: _____ Date: _____

V.A. APPRAISED VALUE CLAUSE

This amends the sales agreement dated _____ and loan application covering the
property located at _____.

Seller agrees to meet all V.A. requirements.

This agreement is made subject to approval of the loan requested and in the event said loan cannot be obtained, the Buyer will be refunded any and all deposits made. The Seller agrees to pay any special assessments or improvement bonds, including those payable in the future commenced or completed at the time of closing, if any.

It is expressly agreed that, notwithstanding any other provision of this contract, the Buyer shall not incur any penalty by forfeiture of earnest money or otherwise be obligated to complete the purchase of the property described herein, if the contract purchase price or cost exceeds the reasonable value of the property established by the Veterans Administration. The Buyer shall, however, have the privilege and option of proceeding with the consummation of this contract without regard to the amount of reasonable value established by the V.A. However, the Buyer agrees to pay the cost of the credit report and V.A. appraisal only if ordered in the Veteran's name.

Seller will assume all responsibility for making repairs required by the V.A., if any. Seller to provide termite inspection and clearance at no expense to Veteran Buyer.

Seller: _____ Buyer: _____

Seller: _____ Buyer: _____

Date: _____ Date: _____