

RIDER TO CONTRACT OF SALE

HUD/FHA or VA APPRAISAL CONTINGENCY

In regards to the purchase of Premises known as _____,

the Undersigned specifically and expressly agree that, notwithstanding any other terms, conditions and/or provisions of this Contract of Sale to the contrary, Purchaser shall not be obligated to complete the purchase transaction contemplated by the Contract of Sale for the Premises or to incur any penalty of any nature whatsoever or forfeit the deposit made pursuant to the terms, conditions and/or provisions of this Contract of Sale unless Purchaser has received, in accordance with the requirements of HUD/FHA or VA, a written statement issued by the Federal Housing Commissioner, Veterans Administration or by a Direct Endorsement Lender stating that the appraised value of the Premises is not less than \$ _____.

In the event that Purchaser fails to obtain said written statement, Purchase shall have the sole option of proceeding with this transaction regardless of the appraised value statement. The appraised value statement is utilized in determining the maximum mortgage amount that the Department of Housing and Urban Development ("HUD") will insure. HUD does not warrant the condition or the value of the Premises.

Dated: _____

PURCHASER:

SELLER:
