



NEW JERSEY REALTORS®  
ADDENDUM REGARDING FHA/VA LOANS

©2016 NEW JERSEY REALTORS®, INC.

This Addendum is attached to and made a part of the New Jersey Realtors® Standard Form of Real Estate Sales Contract, Form 118 (the "Contract"). If this Addendum conflicts with the Contract, then this Addendum shall control.

If Buyer is applying for a VA guaranteed mortgage loan or an FHA insured mortgage loan, then the FHA/VA form of Amendatory Clause and Certifications is attached, except that, if Buyer's lender requires a different form, then Buyer and Seller agree to execute and deliver that form.

WITNESS:

|       |        |       |      |
|-------|--------|-------|------|
| _____ | BUYER  | _____ | Date |
| _____ | BUYER  | _____ | Date |
| _____ | BUYER  | _____ | Date |
| _____ | BUYER  | _____ | Date |
| _____ | SELLER | _____ | Date |
| _____ | SELLER | _____ | Date |
| _____ | SELLER | _____ | Date |
| _____ | SELLER | _____ | Date |



## FHA/VA Amendatory Clause and Certifications

Date: \_\_\_\_\_

Purchaser(s) Name(s): \_\_\_\_\_

Property Address: \_\_\_\_\_

IT IS EXPRESSLY AGREED THAT, NOTWITHSTANDING ANY OTHER PROVISIONS OF THIS CONTRACT, THE PURCHASER 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 PURCHASER HAS BEEN GIVEN IN ACCORDANCE WITH HUD/FHA OR VA REQUIREMENTS A WRITTEN STATEMENT ISSUED BY THE FEDERAL HOUSING COMMISSIONER, DEPARTMENT OF VETERANS AFFAIRS, OR A DIRECT ENDORSEMENT LENDER, SETTING FORTH THE APPRAISED VALUE OF THE PROPERTY OF NOT LESS THAN \$ \_\_\_\_\_.

THE PURCHASER SHALL HAVE THE PRIVILEGE AND OPTION OF PROCEEDING WITH CONSUMMATION OF THE CONTRACT WITHOUT REGARD TO THE AMOUNT OF THE APPRAISED VALUATION. THE APPRAISED VALUATION IS ARRIVED AT TO DETERMINE THE MAXIMUM MORTGAGE THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT WILL INSURE. HUD DOES NOT WARRANT THE VALUE OR THE CONDITION OF THE PROPERTY. THE PURCHASER SHOULD SATISFY HIMSELF/HERSELF THAT THE PRICE AND CONDITION OF THE PROPERTY ARE ACCEPTABLE.

### Certification of Borrower, Seller, Agent:

We, the undersigned seller(s), borrowers(s) and real estate agent(s)/broker(s) involved in this loan transaction do certify that the terms of the sales contract are true to the best of our knowledge and belief. All agreements entered into by any of the following parties are fully disclosed and attached to the sales contract.

|                    |               |                 |               |
|--------------------|---------------|-----------------|---------------|
| _____<br>Purchaser | _____<br>Date | _____<br>Seller | _____<br>Date |
|--------------------|---------------|-----------------|---------------|

|                    |               |                 |               |
|--------------------|---------------|-----------------|---------------|
| _____<br>Purchaser | _____<br>Date | _____<br>Seller | _____<br>Date |
|--------------------|---------------|-----------------|---------------|

|                                   |               |                                   |               |
|-----------------------------------|---------------|-----------------------------------|---------------|
| _____<br>Real Estate Agent/Broker | _____<br>Date | _____<br>Real Estate Agent/Broker | _____<br>Date |
|-----------------------------------|---------------|-----------------------------------|---------------|

**Warning:** It is a crime to knowingly make false statements to the United States on this or any similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010. This form is required by HUD Handbook 4155.1 Rev-4 paragraph 1-22 for Sales Agreements intended to be financed by an FHA-Insured Mortgage and by VA Lender's Handbook Section 36.4303(j) for Sales Agreements intended to be financed by a VA-guaranteed Mortgage.

October 2013