

Hillsborough County Addendum to Purchase Contract

This Addendum is attached hereto and made a part hereof the Purchase and Sales Contract made between:

_____, as seller and

_____, as Buyer, for the following address:

(note: property must be located in unincorporated Hillsborough County, not the City of Tampa)

Seller has been advised and understands that Buyer has made application for secondary financing available through Hillsborough County, which is essential to consummate the closing on the above property for the Purchase Agreement to be considered valid and in full force and effect.

1. Buyer must meet income thresholds and eligibility criteria for secondary financing as provided by Hillsborough County.
2. Buyer must attend a homeownership training course from an instructor approved by Hillsborough County prior to submission of the file to Hillsborough County for case approval.
3. Property must be a single-family, owner-occupied: this includes a condominium or townhouse. Maximum sales price is \$150,575.
4. A Minimum Housing Standards Inspection shall be conducted prior to submission of the file to Hillsborough County for approval. In the event repairs are deemed necessary, Buyer shall deliver to Seller a copy of the inspection report within three (3) days of receipt. Seller agrees to make required repairs up to a maximum cost to the Seller of \$_____. If required cost of repairs to warranted or unwarranted items exceeds the respective limit, Seller will, within three (3) days after receiving notice of excess costs, deliver to Buyer written notice of excess costs, and Buyer may pay the balance or cancel the Contract. Buyer's election must be in writing and provided to Seller within three (3) after receipt of Seller's notice. All repairs must be completed prior to closing. Upon completion of repairs, it is mandatory that the Buyer, Buyer's Realtor and Seller's Realtor (as applicable) execute the Certificate of Acceptance on the Minimum Standards Code Inspection Report prior to disbursement of any First Time Home Buyer Funds. Escrowing of funds for repairs is not permitted.
5. Certificate of Occupancy must be provided prior to closing a new home. A Minimum Housing Standards Inspection is not required for new construction.

If any of these conditions are not satisfied by either party, the Contract for the above referenced property shall become null and void. I/We understand and agree to the stated terms and conditions:

Dated this _____ day of _____, 2010.

Buyer: _____

Witness: _____

Buyer: _____

Witness: _____

Seller: _____

Witness: _____

Seller: _____

Witness: _____