

VA LOAN
EXHIBIT “ _____ ”
(revised 01/17/2007)



2007 Printing

This Exhibit is part of the Agreement with an Offer Date of the _____ day of _____, 20____ for the purchase and sale of that certain Property known as: _____, _____, Georgia _____.

The loan contingency set forth in the Purchase and Sale Agreement is further conditioned as being a VA loan.

1. It is agreed that, notwithstanding any other provisions of this Agreement, Buyer shall not incur any loss of earnest money or otherwise be obligated to complete the purchase of Property if the Agreement purchase price of Property exceeds the reasonable value of Property established by the Veterans Administration. Buyer shall, however, have the privilege and option of proceeding with the consummation of this Agreement without regard to the amount of reasonable value established by the Veterans Administration. **VA does not warrant the value nor the condition of Property. Buyer should satisfy himself/herself that the price and condition of Property are acceptable.**

2. The VA Funding fee shall be paid as follows: (Select One)

A. in full at closing by _____.

OR

B. added to the loan amount and financed. (If this box is checked, then the term "loan amount" as used herein shall mean the amount set forth in the Purchase and Sale Agreement plus the VA Funding fee so financed; the monthly payments will increase accordingly.)

3. Any repairs required in the VA Certificate of Reasonable Value shall be completed and paid for by Seller prior to closing, provided such repairs do not exceed \$_____ in total costs.

4. **Seller shall pay the following lender fees:** Tax Service Fees.

(These costs are **OR** are not included in any closing costs that Seller may have agreed to pay in accordance with the Seller's Contributions At Closing.

5. If the improvements on Property are less than one year old at the time of closing, Seller shall, if required by VA, provide a home warranty certificate acceptable to VA.

6. As required by VA, both Buyer and Seller agree that if public water or a public sewer system is available at the street, Property must be connected, and that Seller agrees to pay the cost of said connection not to exceed \$_____. At the time of closing, Seller shall provide certification from the proper authority that Property is connected to and serviced by the public system.

Selling Broker's Initials: _____
(or Broker's Affiliated Licensee)

Buyer's Initials: _____/_____

Listing Broker's Initials: _____
(or Broker's Affiliated Licensee)

Seller's Initials: _____/_____