



TRID ADDENDUM TO REAL ESTATE PURCHASE CONTRACT

Form Approved by Springfield Board of REALTORS®



TRID Addendum may be used with any Real Estate Purchase Contract or other contracts for the acquisition of property where the Purchaser is a consumer seeking a consumer credit loan primarily for personal, family, or household purposes and the loan is secured by real property. This may include, without limitation, the SBOR #100 Real Estate Purchase Contract.

This Addendum is made a part of the Real Estate Purchase Contract date _____, made by and between _____ (Purchaser), with respect to the Property located at _____.

CLOSING DATE EXTENSION: In the event that Purchaser’s mortgage lender is unable to close on the date set forth in the Real Estate Purchase Contract, including those based on the Truth In Lending Act/Real Estate Settlement Procedures Act Integrated Disclosure (TRID) rules, Purchaser shall deliver written notice to Seller and the date of closing shall be extended for the period necessary to satisfy those requirements, not to exceed _____ business days (“7” if left blank).

ADDITIONAL CLOSING DATE EXTENSION: In the event that Purchaser’s ability to purchase is contingent upon the completion of the sale of Purchaser’s present residence, and if that funding is not available to Purchaser on the closing date because the closing date in that transaction has been extended due to government lender regulations or disclosure requirements, including those based on the TRID rules, Purchaser shall deliver written notice to Seller and the date of closing shall be extended for the period necessary to accommodate the closing of the other transaction, not to exceed _____ business days (“7” if left blank).

READING/UNDERSTANDING: By signing and dating below, each Party acknowledges they have received and carefully read this Addendum.

CONFLICTING PROVISIONS: Should any provision of this Addendum be in conflict with any provision of the Real Estate Purchase Contract, the provisions of this Addendum shall prevail.

PURCHASER AND SELLER ARE ADVISED THAT THIS ADDENDUM CONTAINS PROVISIONS THAT MAY OR MAY NOT BE APPROPRIATE IN ALL TRANSACTIONS. NO REPRESENTATION IS MADE THAT THE PROVISIONS OF THIS ADDENDUM ARE APPROPRIATE, ADEQUATE OR LEGALLY SUFFICIENT FOR ANY SPECIFIC TRANSACTION. PURCHASER AND SELLER ARE ENCOURAGED TO CONSULT WITH THEIR OWN LEGAL COUNSEL REGARDING THE PROVISIONS OF THE REAL ESTATE PURCHASE CONTRACT AND THIS ADDENDUM.

PURCHASER DATE

SELLER DATE

PURCHASER DATE

SELLER DATE

Purchaser(s) Initials ____ / ____ **Date** _____

Seller(s) Initials ____ / ____ **Date** _____

Address _____

CONTACT INFORMATION FOR CLOSING DISCLOSURE: To facilitate lender preparation of the Closing Disclosure, please provide the following broker contact information that is required on that form.

CONTACT INFORMATION	Real Estate Broker for Buyer	Real Estate Broker for Seller
Name of Broker/Company		
Company Address:		
Broker/Company License No.		
Contact/Name of Agent:		
Agent's License No.:		
Agent's Email Address:		
Agent's Telephone Number:		

Purchaser(s) Initials _____ / _____ **Date** _____ **Seller(s) Initials** _____ / _____ **Date** _____

Address _____