

LAND CONTRACT RIDER

Land Contract terms in Offer dated _____, for property located at _____.

In addition to the **earnest money** of \$ _____, the Buyer(s) shall pay, in **cash at closing**, the sum of \$ _____, and shall pay the **balance** of the sales price, being \$ _____, on **Land Contract**, bearing **interest** at the **rate** of _____ % per annum, in **monthly installments** of not less than \$ _____, due on the first day of each and every month **commencing** _____, provided, however, that the entire outstanding balance shall be paid in full on or before _____ years from closing (_____, _____), the maturity date.

1. The **Land Contract** shall be **State Bar of Wisconsin Form No. 11-2003**, which the parties agree to execute at the time of closing. The terms of the same are incorporated herein by reference. Some of the terms are as follows (**see printed forms for actual language**).
 - a. In addition to the above monthly payments, Buyer agrees, unless excused by Seller, to pay to Seller as part of Buyer's regular payments, amounts sufficient to pay reasonably anticipated taxes, special assessments, and insurance premiums when due
 - b. Following any payment default, interest shall accrue at the rate of _____ % per annum on the entire amount in default.
 - c. The default period shall be _____ days for payments and _____ days for performance of any other obligations.
 - d. **Due on sale** clause for any transfer, sale or conveyance by Buyer without the written consent of the Seller.
 - e. Buyer may make payments directly to any mortgage holder if Seller fails to do so, and same shall be considered payments made on this contract, provided Buyer makes timely payments hereunder.
2. Interest shall be calculated on a prepaid/postpaid basis **STRIKE ONE**. If neither is crossed out, interest shall be postpaid.
3. Any amount may/may not **STRIKE ONE** be prepaid on principal without penalty at any time/any time after _____ **STRIKE ONE**
4. It is agreed that Seller may cancel acceptance of the purchase agreement, and this Offer shall be null and void, if Buyer does not furnish a credit report within ten (10) days of acceptance. Buyer to pay cost of credit report.
5. It is agreed that Seller may cancel acceptance of the purchase agreement if those who hold liens, land contracts or mortgages against the subject premises do not allow this land contract sale on terms and conditions acceptable to Seller.
6. This Offer is not subject to the sale of other property.
7. Buyer understands that the entire principal balance might not be paid in full at the end of the term (maturity) of the Land Contract and that a **balloon payment** will be due at that time.
8. Buyer/Seller **STRIKE ONE** shall pay the cost of future title evidence.