

SELLER FINANCING ADDENDUM

The promissory note in the amount of \$ 599,000.00 (Note), included in the purchase contract payable by Buyer to the order of Seller will bear interest at the rate of 4.5 % per annum and be payable at the place designated by Seller. Buyer may prepay the Note in whole or in part at any time without penalty. Any prepayments are to be applied to the payment of the installments of principal last maturing and interest will immediately cease on the prepaid principal. The Note will contain a provision for payment of a late fee. Matured unpaid amounts will bear interest at the rate of 18% per annum or at the highest lawful rate, whichever is less. The Note will be payable as follows:

In monthly installments of \$3829.31 including interest, October 1, 2024 beginning after the date of the Note and continuing monthly thereafter for 300 months when the balance of the Note will be due and payable. No escrow account required. Taxes and insurance are included in the monthly installments.

A Quitclaim Deed to be recorded after closing. Consent Required: If all or any part of the Property is sold, conveyed, leased for a period longer than 3 years, leased with an option to purchase, or otherwise sold (including any contract for deed), without Seller's prior written consent, which consent may be withheld in Seller's sole discretion, Seller may declare the balance of the Note to be immediately due and payable. The creation of a subordinate lien, any conveyance under threat or order of condemnation, any deed solely between buyers, or the passage of title by reason of the death of a buyer or by operation of law will not entitle Seller to exercise the remedies according to the law.

BUYER:

Name: SHURALE HARRISON

Signature: Shurale Harrison

Date: 8/30/2024

SELLER:

Name: KELLEY BUSBICE

Signature: Kelley Busbice

Date: 8/30/2024

State of Texas

County of TARRANT

Before me, the undersigned authority, on this day personally appeared KELLEY BUSBICE AND SHURALE HARRISON, known to me (or proved to me on the oath through proof of Identity Card or Driver's License to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that [he/she] executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 30th day of Aug., 2024

Rebecca Carter
Notary Public, State of Texas



My Commission Expires: 8/20/2027
(Notary Seal)