



**RIDER TO CONTRACT OF SALE  
STATE OF PENNSYLVANIA  
(Single-Family Real Estate Disposition)**

This Rider is made part of the Agreement of Sale dated \_\_\_\_\_, 200\_\_, between Federal Home Loan Mortgage Corporation (Seller) and \_\_\_\_\_ (Purchaser), for the property located at \_\_\_\_\_ (Property).

**IN THE EVENT ANY PROVISION OF THIS RIDER CONFLICTS IN WHOLE OR PART WITH THE TERMS OF THE AGREEMENT OF SALE OR ANY OTHER ADDENDUM OR RIDER, THE PROVISIONS OF THIS RIDER SHALL CONTROL.**

1. **TIME OF THE ESSENCE.** "Time of the Essence" in Paragraph 4 of the accompanying HomeSteps Addendum to Contract of Sale shall mean Purchaser must close on the date designated in the contract, or within seven (7) calendar days of the date a firm commitment is issued, if the purchase is subject to financing, whichever date is earlier (the "closing date").
2. **CLOSING EXTENSION.** The Seller may, in its sole discretion, which may be arbitrary, extend the closing date. Any extension must be in writing, signed only by Seller and/or its attorney.
3. **CERTIFIED FUNDS.** Purchaser must pay Seller the balance of monies due at closing by certified check, cashier's check, or by check drawn from an attorney or title company escrow account. Personal checks are absolutely NOT acceptable, and will be rejected.
4. **DEFAULT.** The following actions by Purchaser shall constitute a material breach of the contract entitling Seller to keep the deposit as liquidated damages, in addition to any other rights Seller may have as a matter of law. Purchaser shall also be responsible for any legal fees incurred by Seller to remedy said actions.
  - a. The failure to deliver funds as referenced in paragraph three, above.
  - b. The filing of a Lis Pendens and/or the Contract of Sale.
5. **PURCHASER'S REMEDY.** In the event of default by Seller, Purchaser shall be entitled to a return of the deposit, and repayment by Seller of out-of-pocket expenses incurred by Purchaser for inspecting the property or applying for financing which repayment amount shall not exceed \$250, as the Purchaser's sole and exclusive remedy.
6. **SURVEY.** Seller will not provide Purchaser with a survey.
7. **INSURABLE TITLE.**

Unless Purchaser indicates to the contrary below, Seller shall furnish Purchaser, at Seller's expense, a fee title policy, with coverage in the amount of the purchase price. If a mortgagee policy is required, Purchaser shall be responsible for paying for any endorsements to the policy that the lender may require.

A.

\_\_\_\_\_ I/We will obtain a fee title policy and/or title exam at my/our expense.

B. In the event Purchaser chooses to obtain its own fee policy and/or title exam, Purchaser shall order the same within three days of Purchaser's executing the contract of sale, or all objections to title shall be waived.

Purchaser must notify Seller's attorney of any and all title objections at least ten days before closing, or all objections to title shall be waived. If Seller cannot cure said objections after a good faith effort, or to do so would delay closing beyond the original or any extended closing date, Purchaser agrees to accept a fee title policy, as stated above, at Seller's expense.

8. **SETTLEMENT LOCATION.** Settlement/closing shall be held in the offices of the Seller's attorney or in the office of the closing agent selected by Seller's attorney. The attorney shall hold the deposit in a non-interest bearing trust account.

Dated: \_\_\_\_\_

Dated: \_\_\_\_\_

Federal Home Loan Mortgage Corporation

\_\_\_\_\_  
Purchaser

\_\_\_\_\_  
By: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Purchaser

\_\_\_\_\_  
Purchaser