

**OKLAHOMA REAL ESTATE COMMISSION**

*This is a legally binding Contract if not understood seek advice from an attorney*

**SELLER FINANCING**

This financing supplement, which is attached to and part of the Oklahoma Uniform Contract of Sale of Real Estate relates to the following described real estate:

\_\_\_\_\_  
\_\_\_\_\_

(Check Applicable)

**Mortgage Carried by Seller (Amortized)**

The balance of the purchase price shall be paid in the following manner: At Closing, Buyer shall execute a negotiable promissory note payable to the order of Seller in the sum of \$ \_\_\_\_\_, payable in \_\_\_\_\_ equal monthly installments of \$ \_\_\_\_\_, including principal and interest, beginning on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ and continuing on the \_\_\_\_\_ day of each month thereafter with interest at the rate of \_\_\_\_\_ percent (%) per annum on the unpaid balance.

**Mortgage Carried by Seller (One Payment)**

The balance of the purchase price shall be paid in the following manner: At Closing, Buyer shall execute a negotiable promissory note payable to the order of Seller in the sum of \$ \_\_\_\_\_, due and payable on \_\_\_\_\_, 20\_\_\_\_\_ with interest at the rate of \_\_\_\_\_ percent (%) per annum.

**Mortgage Carried by Seller Amortized With Balloon Payment**

The balance of the purchase price shall be paid in the following manner: At Closing, Buyer shall execute a negotiable promissory note payable to the order of Seller in the sum of \$ \_\_\_\_\_, payable in \_\_\_\_\_ equal monthly installments of \$ \_\_\_\_\_, including principal and interest, beginning on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ and continuing on the \_\_\_\_\_ day of each month thereafter with an interest rate of \_\_\_\_\_ percent (%) per annum on the unpaid balance. Said note shall be amortized over \_\_\_\_\_ months with the entire unpaid principal balance (Balloon payment) to be paid in full as the \_\_\_\_\_ payment.

**The Mortgage Documents carried by Seller shall include, but not be limited to, the following provisions:**

- i) prepayment at any time without penalty
- ii) acceleration of the balance due upon the transfer of the title to the Property to any third party
- iii) the delivery of a \_\_\_\_\_ mortgage on the Property as security
- iv) the promissory note shall be personally guaranteed by \_\_\_\_\_
- v) the mortgage shall contain the following partial release provision(s): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- vi) additional provision(s): \_\_\_\_\_

The remainder of the purchase price shall be paid in cash at Closing.

The note and mortgage to be furnished by Seller and delivered to Buyer not later than \_\_\_\_\_ days (ten [10] days if left blank), prior to Closing. The expense of preparing these documents shall be paid by \_\_\_\_\_, not to exceed a total of \$ \_\_\_\_\_.

\_\_\_\_\_  
Buyer's Signature Date  
  
\_\_\_\_\_  
Buyer's Signature Date

\_\_\_\_\_  
Seller's Signature Date  
  
\_\_\_\_\_  
Seller's Signature Date