



**Federal Housing Administration/  
Department of Veterans Affairs Rider  
to the  
Residential Contract for Sale and Purchase**



1 **If initialed by all parties**, the clauses below will be incorporated into the Residential Contract for Sale and Purchase between  
 2 \_\_\_\_\_ (Seller)  
 3 and  
 4 \_\_\_\_\_ (Buyer)  
 5 concerning the Property described as  
 6 \_\_\_\_\_  
 7 \_\_\_\_\_

**FEDERAL HOUSING ADMINISTRATION (FHA)/ U.S. DEPARTMENT OF VETERANS AFFAIRS (VA)**

**1. DEFINITIONS:**

- (a) "Contract" is the Residential Contract for Sale and Purchase to which this Rider is attached and intended to amend.
- (b) "Property" is the Property which is the Subject matter of this Contract.
- (c) "HUD" is the Department of Housing and Urban Development.
- (d) "Purchaser" is the Buyer named in this Contract.

**2. INSPECTIONS AND APPRAISAL:**

In addition to the requirements of Paragraph 13 of the Residential Contract for Sale and Purchase, Seller shall comply with applicable FHA or VA regulations regarding termite inspection, roof inspection, and appraisal repairs (collectively "Appraisal Repairs"). The cost to Seller for Appraisal Repairs shall not exceed \$\_\_\_\_\_, which cost is in addition to the costs required to be paid under Paragraphs 10(a) and (c).

**3.  (CHECK IF APPLICABLE): FHA FINANCING:** It is expressly agreed that notwithstanding any other provisions of this Contract, the Purchaser shall not be obligated to complete the purchase of the Property described herein or to incur any penalty by forfeiture of earnest money deposits or otherwise unless the Purchaser has been given in accordance with HUD/FHA or VA requirements a written statement by the Federal Housing Commissioner, Veterans Administration, or a Direct Endorsement lender setting forth the appraised value of the Property of not less than \$\_\_\_\_\_. The Purchaser shall have the privilege and option of proceeding with consummation of this contract without regard to the amount of the appraised valuation.

The appraised valuation is arrived at to determine the maximum mortgage the Department of Housing and Urban Development will insure. HUD does not warrant the value or the condition of the property. The Purchaser should satisfy himself/herself that the price and condition of the Property are acceptable.

- (a) Fees, Prepayments: Purchaser shall pay all loan expenses except any tax service fee which, if charged by Buyer's lender, shall be paid by Seller up to a maximum of \$\_\_\_\_\_.
- (b) Appraisal Repairs: If the cost of Appraisal Repairs exceeds the limit imposed by Paragraph 2 above, Seller must, within 3 days after receiving notice of the excess cost, give Purchaser written notice of Seller's intention to pay some, all, or none of the excess amount. If Seller elects to pay less than the full amount of the excess cost, Purchaser may elect to pay the balance or cancel this Contract. Purchaser's election must be in writing and provided to Seller within 3 days after receiving written notice of Seller's election.

**Buyer's Initials**

**Seller's Initials**

37 (c) Certification: We, the undersigned Seller, Purchaser and Broker involved in this transaction each certify individually  
38 and jointly that the terms of this Contract are true and correct to the best of our knowledge and belief and that any  
39 other agreements entered into by any of these parties in connection with this transaction are part of, or attached to,  
40 this Contract.

41 4.  (CHECK IF APPLICABLE): VA FINANCING: It is expressly agreed that, notwithstanding any other provision of this  
42 contract, the Purchaser shall not incur any penalty by forfeiture of earnest money or otherwise be obligated to complete  
43 the purchase of the Property described herein, if this contract purchase price or cost exceeds the reasonable value of the  
44 Property as established by the U.S. Department of Veterans Affairs. The Purchaser shall, however, have the privilege and  
45 option of proceeding with the consummation of this Contract without regard to the amount of reasonable value  
46 established by the U.S. Department of Veterans Affairs.

47 (a) Fees, Prepayments: Seller shall pay for the WDO inspection and tax service, underwriting, and document preparation  
48 fees required by the lender, and for recording fees for assigning Purchaser's mortgage. Purchaser shall pay all  
49 prepayments and escrows for taxes, hazard insurance, and flood insurance, when applicable.

50 (b) Appraisal Repairs: If the cost of Appraisal Repairs exceeds the limit imposed by Paragraph 2 above, Seller must, within  
51 3 days after receiving notice of the excess cost, give Purchaser written notice of Seller's intention to pay some, all, or  
52 none of the excess Amount. If Seller elects to pay less than the full amount of the excess cost, Purchaser may elect to  
53 pay the balance or cancel this Contract. Purchaser's election must be in writing and provided to Seller within 3 days  
54 after receiving written notice of Seller's election.

55 5. ELECTION TO PROCEED WITH CONTRACT: In the event Purchaser elects under Paragraph 3 or 4 above to proceed with  
56 this Contract without regard to the amount of reasonable value established by the Federal Housing Commissioner, U.S.  
57 Department of Veterans Affairs, or Direct Endorsement lender, such election must be made within three (3) days after  
58 Purchaser receives the appraisal.

59 If Purchaser and Seller agree to adjust the sales price in response to an appraised value which is less than the sales price, a  
60 new rider is not required. However, the loan application package must include the original sales contract with the same  
61 price as Shown on the above clause, along with the revised or amended sales contract.

62 Buyer's Initials

Seller's Initials

**This form is rendered VOID upon the modification of the original terms or formatting.  
Notwithstanding the foregoing, strike-through revisions are permitted and binding upon written  
consent of all signatories.**

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VIRD-4 Rev 8/21