

**BALTIMORE COUNTY SETTLEMENT EXPENSE LOAN PROGRAM
CONTRACT ADDENDUM**

THIS ADDENDUM # _____ is made and entered into this _____ day of _____ 2020 and is made part of the Contract of Sale dated _____, by and between _____ Buyer (s) and _____ Seller(s) to purchase and sell the property known as _____

NOW, THEREFORE, it is mutually agreed that the following provisions are added to, and made a part of the above referenced Contract:

1. This Contract is expressly contingent upon Buyer's receipt of approval for a loan from the Baltimore County Settlement Expense Loan Program (SELP) in an amount which will not exceed \$10,000.
2. Buyer and Seller acknowledge that such SELP approval will not be granted unless the property meets Federal Housing Quality Standards (HQS), as certified to Baltimore County by a home inspection firm pre-qualified by the County to conduct such inspections and to issue such certifications. Seller agrees to have all utilities on for the home inspection, and further agrees to pay a fee for reinspection if utilities are not on at the time of the inspection.
3. In the event, violations of the federal Housing Quality Standards (HQS) are identified by inspection of the property; Buyer and Seller will receive a written list of such deficiencies from the home inspection firm. All items must be corrected, and correction verified before Buyer can obtain final SELP approval.
4. Buyer and Seller understand that Buyer may not waive the requirement to repair Housing Quality Standards deficiencies in order to accept the property in "as is" condition, nor may funds be escrowed for post-closing repairs.
5. The _____ agrees to pay the cost to repair all HQS deficiencies provided the cost of said repairs does not exceed \$_____. If the cost should exceed the sum heretofore specified, then the _____ at his/her/their option, and upon written notice to the other party, may terminate the Contract.
6. Buyer and Seller acknowledge that all repairs must be satisfactorily completed, and verified by reinspection, seven (7) days prior to scheduled settlement. The cost of additional reinspections caused by incomplete or improperly completed repairs will be paid by the _____
7. Any certifications obtained stipulating that itemized HQS deficiencies do not require repair, must be provided by licensed contractors, and such certifications must include a one-year warranty to the Buyer against such defect and a commitment to make necessary repairs at the contractor's sole expense. Non-specific certifications or those without warranties are not acceptable, and will not be accepted by the home inspection firm or the County as evidence of HQS compliance. *[Buyer understands that either the home inspection firm or the County cannot guarantee post-closing compliance with contractor warranties. In the event of such noncompliance, the Buyer would have to seek whatever legal remedies might be available.]*

All other terms and conditions of this Contract shall remain in full force and effect.

Date: _____, Buyer

Date: _____, Buyer

Date: _____, Seller

Date: _____, Seller

All parties are encouraged to seek competent legal advice before signing this document which will be legally binding once executed.

Housing Opport. Rev.2020



Baltimore County
Office of Planning

HOME INSPECTION FIRMS
Pre-Qualified for the Baltimore County

Mandatory to use the Settlement Expense Loan Program

(*SELP*)

Classic Inspection Services
Vince Cimino, Inspector
Phone: 800-791-3030

ASHI#204415
LIC# 29383

Home Check Inspection Services
Don Smith, Inspector
Phone: 410-788-2432

NAHI#CRI 980021
LIC# 29474

Please be advised that the above Home Inspection Firms were selected by Baltimore County Department of Planning. Diversified Housing Development is not affiliated with these Home Inspection Firms. Per Baltimore County Department of Planning it is mandatory that you select a Home Inspection Firm from the list above to use SELP Funds.

You should interview several inspection companies for price comparison and company's experience.

I/we, at the time of counseling received a copy of the Baltimore County Department of Planning Pre-Qualified Home Inspection Firms List.

Client(s) signature(s): _____ Date _____
Print & Sign Name

Client(s) signature(s): _____ Date _____
Print & Sign Name

Baltimore County Department of Planning
105 W. Chesapeake Ave, Suite 201
Towson, MD 21204
410-887-3124
Revised 12/6/2018



8025 Liberty Road Windsor Mill, Maryland 21244
Phone: (410) 496-1214 Fax (410) 496-9352 website: www.diversifiedhousing.org

SELP Settlement Contact Information

Customer

Name

Property Address

Contact Number

Email

Real Estate Agent

Name

Company

Contact Number

Fax Number

Email

Title Company

Agent

Company

Contact Number

Fax Number

Email

Loan Officer

Name

Company

Contact Number

Fax Number

Email

Processor

Name

Company

Contact Number

Fax Number

Email

Inspector

Inspector

Company and LIC #

Contact Number

Fax Number

Email