

Third Party Financing Addendum

ADDENDA | TXR 1901 | TREC 40-11

FITZ & CO. REAL ESTATE

Third Party Financing Addendum

TXR 1901 / TREC 40-11

Contract Addenda & Related Forms

TREC effective 01/03/2025

What this form is for

To be used with any TREC contract form to make the contract contingent upon the buyer qualifying for and being approved for the financing described in the addendum.

Key sections and how to complete the form

Use the form in order. The sections below explain the main decisions, blanks, disclosures, or deadlines the form is designed to address. Complete the actual form from the transaction facts and the instructions printed on the current version.

1. Type Of Financing And Duty To Apply And Obtain Approval

Buyer shall apply promptly for all financing described below and make every reasonable effort to obtain approval for the financing, including but not limited to furnishing all information and documents required by Buyer's lender. (Check applicable boxes): q A. CONVENTIONAL FINANCING: q (1) A first mortgage loan in the principal amount of \$ (excluding any financed PMI premium), due in full in year(s), with...

2. Approval Of Financing

Approval for the financing described above will be deemed to have been obtained when Buyer Approval and Property Approval are obtained. Time is of the essence for this paragraph and strict compliance with the time for performance is required.

3. Security

If required by Buyer's lender, each note for the financing described above must be secured by vendor's and deed of trust liens.

4. Fha/Va Required Provision

If the financing described above involves FHA insured or VA financing, it is expressly agreed that, notwithstanding any other provision of this contract, the purchaser (Buyer) 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: (i) unless the Buyer has been given in accordance with HUD/FHA or VA requirements...

5. Authorization To Release Information

A. Buyer authorizes Buyer's lender to furnish to Seller or Buyer or their representatives information relating to the status of the approval for the financing. B. Seller and Buyer authorize Buyer's lender, title company, and Escrow Agent to disclose and furnish a copy of the closing disclosures and settlement statements to the parties' respective brokers and sales agents provided under Broker Information. Buyer...

Related forms and resources

These documents may connect to this form depending on the property, financing, occupancy, disclosure requirements, or other facts of the transaction. Open the related resource to see what it does and how it is completed.

1-4 Family Residential Contract (Resale)

TXR 1601 · TREC 20-19

Review when: Commonly connected to 1-4 Family Residential Contract (Resale) when the facts described for this form apply.

New Home Contract (Incomplete construction)

TXR 1603 · TREC 23-20

Review when: Commonly connected to New Home Contract (Incomplete construction) when the facts described for this form apply.

New Home Contract (Complete Construction)

TXR 1604 · TREC 24-20

Review when: Commonly connected to New Home Contract (Complete Construction) when the facts described for this form apply.

Farm & Ranch Contract

TXR 1701 · TREC 25-17

Review when: Commonly connected to Farm & Ranch Contract when the facts described for this form apply.

Residential Condominium Contract (Resale)

TXR 1605 · TREC 30-18

Review when: Commonly connected to Residential Condominium Contract (Resale) when the facts described for this form apply.

Unimproved Property Contract

TXR 1607 · TREC 9-18

Review when: Commonly connected to Unimproved Property Contract when the facts described for this form apply.

Addendum Concerning Right to Terminate Due to Lender's Appraisal

TXR 1948 · TREC 49-1

Review when: The appraisal addendum is used only with the Third Party Financing Addendum when its stated financing conditions are met.

Use the current official form

This page explains the form; complete the current official TREC version for the transaction. Form shown in this resource: **TREC 40-11**.

Need further assistance?

For transaction-specific questions, contact your broker or **Broker Rochelle Fitzgerald** at Fitz & Co. Real Estate.

Educational resource

For educational purposes only. Agents should verify current forms and consult with their broker when needed.

Fit & Co. Texas Resource Center | Educational resource. Use the current form version for the transaction.