

**BOND FOR DEED/LOUISIANA TRUST AGREEMENT
ADDENDUM TO LOUISIANA PURCHASE
AGREEMENT**

Date: _____

Property Address: _____

Seller(s) Name: _____ Contact # _____

_____ Contact # _____

Purchaser(s) Name: _____ Contact # _____

_____ Contact # _____

Property shall be sold and purchased for the sum of \$ _____

1st Mortgage Holder: _____ Loan # _____

Approximate Balance: \$ _____ Monthly payment due \$ _____

2nd Mortgage Holder: _____ Loan # _____

Approximate Balance: \$ _____ Monthly payment due \$ _____

Seller to finance \$ _____ Interest Rate _____ Term: _____

Please select appropriate option:

_____ **Option A:** Fixed Purchase Price: The sales price is fixed at \$ _____;
the Cash portion is approximated to be \$ _____; and
Purchaser agrees to assume the existing mortgage indebtedness of
approximately \$ _____.

_____ **Option B:** Fixed Cash Down Payment: The cash portion of the sale is fixed at
\$ _____; the sales price is approximately \$ _____
and Purchaser agrees to assume the existing mortgage indebtedness of
approximately \$ _____.

Insurance: Fire, hazard and flood insurance in effect the date of closing shall be handled in the
manner set forth in clause _____ below, subject to the approval of the Insurance
Company.

- A. Insurance policies are to be transferred & endorsed to Purchaser, at no cost to Purchaser.
- B. Insurance policies are to be transferred & endorsed to Purchaser, and Purchaser SHALL
reimburse Seller the prorated premium for the remaining term of the policies.
- C. Insurance policies shall be canceled & unearned premium shall belong to Seller. Purchaser
SHALL provide replacement policies, with paid receipt for 1st year's premium.

On the following terms and conditions: _____

Additional Terms & Conditions: _____

The designated escrow agent for all parties shall be Escrow Funding, Inc. with the set up fee
being paid by _____ (typically Purchaser) and the \$25.00 monthly escrow agent service charge
shall be paid by _____ (typically Purchaser).

Agreed

Purchaser's Signature

Seller's Signature

Purchaser's Signature

Seller's Signature