

**THE HOUSING OPPORTUNITIES COMMISSION
OF MONTGOMERY COUNTY, MARYLAND**

ADDENDUM TO THE DEED OF TRUST

TO BE RECORDED WITH HOC FIRST TRUST DEED OF TRUST

SETTLEMENT DOCUMENT

INSTRUCTIONS FOR SETTLEMENT:

- Borrower **SIGNS** at settlement.
- **ORIGINAL ADDENDUM** to be **RECORDED** with **DOT**. Return to **LENDER** when **RECORDED**.
- Provide **TWO CERTIFIED TRUE COPY** after settlement to Lender.

INSTRUCTIONS TO LENDER:

- **SUBMIT COPY** of Certified True Copy with **MBS POST-CLOSING COMPLIANCE PACKAGE TO HOC**.
- **SUBMIT TWO Certified True Copy** to **U.S. Bank** as per **U.S. Bank Delivery Checklist**.
- **ORIGINAL RECORDED Addendum MUST FOLLOW** to **U.S. Bank**.

As long as this mortgage is held by the Housing Opportunities Commission of Montgomery County, Maryland, the lender may declare all sums secured by this mortgage to be immediately due and payable if:

- (A) All or part of the property is sold or otherwise transferred (other than by devise, descent or operation of law) by Borrower to a purchaser or other transferee:
- (1) who cannot reasonably be expected to occupy the property as a principal residence within a reasonable time after the sale or transfer, all as provided in Section 103A of the Internal Revenue Code of 1954, as amended (the "1954 Code"), and Section 143 of the Internal Revenue Code of 1986, as amended (the "1986 Code"); or
 - (2) who has a present ownership interest in a principal residence during any part of the three-year period ending on the date of the sale or transfer, all as provided in Section 103A(e) of the 1954 Code and Section 143(d) of the 1986 Code; or
 - (3) at an acquisition cost which is greater than 90 percent of the average area purchase price all as provided in Section 143(e) of the 1986 Code; or
 - (4) who has an income in excess of the lesser of (a) the applicable income limit established pursuant to Section 143(f) of the 1986 Code, or (b) that established by the Housing Opportunities Commission of Montgomery County, Maryland under its applicable regulations or program guidelines in effect on the date of the sale or transfer; or
 - (5) without the written consent of the Commission; or
- (B) Borrowers fails to occupy the property described in the mortgage without lender's prior written consent; or
- (C) Borrower omits or misrepresents a material fact in an application for this mortgage.

References are to the 1954 Code or the 1986 Code, as appropriate; and are deemed to include the implementing regulations.

Date: _____

Name of Borrower

Name of Co-Borrower