



# HomeStyle® Rehabilitation Loan Rider

Case Number: _____	Date: _____
Borrower Name(s): _____	Co-Borrower: _____
_____	_____

THIS IS A MODEL DOCUMENT PREPARED FOR USE IN HOMESTYLE LOAN TRANSACTIONS. BECAUSE THESE TYPES OF TRANSACTIONS, AND THE TYPES OF LENDERS MAKING THESE LOANS, MAY BE SUBJECT TO A VARIETY OF LAWS AND REGULATIONS, IT MAY BE NECESSARY TO MODIFY THIS DOCUMENT FOR USE BY CERTAIN LENDERS OR IN PARTICULAR TRANSACTIONS.

**THIS HOMESTYLE REHABILITATION LOAN RIDER** is made this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note (the "Note") to \_\_\_\_\_ (the "Lender") of the same date and covering the Property described in the Security Instrument and located at:

\_\_\_\_\_ [Property Address]

**ADDITIONAL COVENANT.** In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

**CROSS-DEFAULT.** Borrower's default or breach under any note or agreement including but not limited to the HomeStyle Rehabilitation Loan Agreement relating to rehabilitation of the Property, in which Lender has an interest shall be a breach under the Security Instrument and Lender may invoke any of the remedies permitted by the Security Instrument.

**LOAN ADVANCES.** Loan proceeds are to be advanced in accordance with the Rehabilitation Loan Agreement dated \_\_\_\_\_ between Borrower and Lender, which is incorporated by reference and made a part of this Security Instrument.

**COMPLETION OF WORK.** If the Work is not properly completed, performed with reasonable diligence or is discontinued at any time except for strikes or lockouts, the Lender is vested with full authority to take the necessary steps to protect the Work and Property from harm, continue existing contracts or enter into necessary contracts to complete the Work. All sums expended for such protection, exclusive of the advances of the Principal shall be added to the Principal and secured by the Security Instrument and be due and payable on demand with interest as set out in the Note.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions contained in this HomeStyle Rehabilitation Loan Rider.

\_\_\_\_\_  
 (Seal)  
 -Borrower

\_\_\_\_\_  
 (Seal)  
 -Borrower