**“TRID” Rider to Offer and Purchase & Sale Agreement**

The Buyer and Seller acknowledge that mortgage regulations promulgated by the federal Consumer Financial Protection Bureau, sometimes known as the TRID (TILA-RESPA Integrated Disclosure ) Rule effective October 3, 2015, may affect the ability of the parties to close on the date and time specified in this offer and the purchase and sale agreement to be signed hereafter. To provide for possible delays and to accommodate each other reasonably if needed, the Seller and Buyer agree as follows:

a) In the event Buyer’s mortgage lender is unable to close on the closing date set forth in the executed Purchase & Sale Agreement, the closing date may be extended upon written notice from Buyer to Seller for a period not to exceed eight business days, time remaining of the essence. Notwithstanding specification of the extended closing date in Buyer’s written notice, the Buyer retains the right to further extend the closing date by subsequent written notice, provided the extended closing date does not exceed the eighth business day following the original closing date set forth in the Purchase & Sale Agreement.

b) In the event Buyer’s ability to purchase is contingent upon the completion of the sale of Buyer’s present residence, but the closing of Buyer’s present residence is delayed due to TRID rule compliance, then Buyer shall be entitled upon written notice to a like delay in closing date, not to exceed a period of eight business days, time remaining of the essence. Notwithstanding specification of the extended closing date in Buyer’s written notice, the Buyer retains the right to further extend the closing date by subsequent written notice, provided the extended closing date does not exceed the eighth business day following the original closing date set forth in the Purchase & Sale Agreement.

c) All utility readings (water, sewer, fuel value, etc., as applicable) shall be conducted 10 days prior to the specified closing date. Seller working together with the listing agent (if applicable) shall ensure all readings and adjusted are established on or prior to the tenth  day before the closing, and shall be forwarded to the closing attorney as soon as possible, but in no event later than the tenth day. The settlement statement shall reflect payment and adjustments as of the reading date, with the exception of the real estate tax proration, which shall be made as of the closing date. There shall be no further adjustment between the parties unless otherwise agreed. Notwithstanding the above, the parties may agree to estimate the fuel adjustment as of the closing date, employing any reasonable method to determine same.

d) This TRID Rider to Offer and Purchase & Sale Agreement” shall form part of this Offer; and shall also form part of the Purchase and Sale Agreement referred to herein, notwithstanding any lack of a specific reference to this“TRID” Rider in the executed purchase agreement.

