

SONYMA REMODELNY REPAIR ESCROW RIDER

THIS REPAIR MORTGAGE RIDER is made this _____ day of _____, 20_____, and is incorporated into and shall be deemed to amend and supplement the Mortgage or Security Deed ("Security Instrument") of the same date given you by the undersigned ("Borrower") to secure Borrower's Note to

("Lender") of the same date and covering the Property described in the Security Instrument and located at:

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

- A. Loan proceeds are to be advanced for the premises in accordance with the SONYMA Remodel NY Home Mortgage Loan Agreement dated _____, 20_____, between Borrower and Lender. This agreement is incorporated by reference and made a part of this Security Instrument. No advances shall be made unless approved by Lender.
- B. If the repairs are not properly completed, performed with reasonable diligence, or are discontinued at any time except for strikes or lockouts, the Lender is vested with full authority to take the necessary steps to protect the repair improvements and property from harm, continue existing contracts or enter into necessary contracts to complete the repairs. All sums expended for such protection, exclusive of the advances of the principal indebtedness, shall be added to the principal indebtedness, and secured by the Security Instrument and be due and payable on demand with interest as set out in the Note.
- C. If Borrower fails to make any payment or to perform any obligation under the loan, including the commencement, progress and completion provisions of the Agreement, the loan shall, at the option of Lender, be in default.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Rider.

Borrower (Seal)

Borrower (Seal)

