## **VA RIDER**

- 1. Your home purchase is being financed with a mortgage made available with the assistance of the New Mexico Mortgage Finance Authority. This mortgage is made at an interest rate below what is usually being charged. Because of this, you cannot sell your home to a person ineligible for assistance from the Authority, unless you pay your loan in full.
- 2. This mortgage shall be immediately due and payable at the option of the mortgagee or holder in the event that: (i) a fact was either misrepresented or omitted in connection with the application for the loan secured by this mortgage; and (ii) as a consequence of the facts not being as represented, this mortgage, in the sole judgment of the mortgagee or holder (which judgment shall be reasonable under the circumstances), fails to meet all the requirements applicable to it under Section 143 of the Internal Revenue Code of 1986, as amended, and the regulations of the Treasury Department thereunder. The mortgagee or holder has the right, at its option, to forgive the outstanding principal balance of this mortgage at any time.
- 3. This mortgage may not be assumed by any person or persons: (i) ineligible for such assumption under Section 143 of the Internal Revenue Code of 1986, as amended, and regulations promulgated thereunder; or (ii) whose gross family income exceeds the applicable income limit in effect on the date of the assumption established by the New Mexico Mortgage Finance Authority pursuant to the New Mexico Mortgage Finance Authority Act, being Sections 58-18-1 through 58-18-27 and Section 2-12-5, inclusive, NMSA 1978, as amended from time to time. Written consent of the mortgagee or holder to any assumption is required prior to the assumption. This mortgage shall be immediately due and payable at the option of the mortgagee or holder upon the sale, transfer or other disposition of the purported or attempted sale, transfer or other disposition of the mortgagee or holder.
- 4. This mortgage shall be immediately due and payable at the option of the mortgagee or holder in the event that mortgager or any subsequent purchaser or transferee of an interest in the property subject to this mortgage fails to: (i) notify the mortgagee or holder in advance of any sale or transfer of an interest in the property subject to this mortgage except by reason of death; or (ii) provide information requested by the mortgagee or holder necessary to satisfy information reporting requirements under the Internal Revenue Code of 1986, as amended, and regulations promulgated thereunder.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions in this Tax-Exempt Financing Rider.

Date:	Signature:
	Name: WILE E. COYOTE
Date:	Signature:
	Name:
STATE OF	
COUNTY OF	) ss.
COUNTY OF	
This instrument was acknowledged b	efore me on day of,,
	Notary Public
	My commission expires:

10/2015 1

