



TEXAS ASSOCIATION OF REALTORS®

TEXAS CARES PROGRAM ADDENDUM

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ADDENDUM TO CONTRACT BETWEEN THE UNDERSIGNED PARTIES CONCERNING THE PROPERTY AT

If Buyer receives a gift in an amount not less than \$_____ at closing from International Housing Solutions, Inc. (IHS), to be applied to the Buyer's down payment under the above-referenced contract, Seller, at closing, shall:

- (1) contribute \$_____ (insert the amount of the gift plus \$170) to International Housing Solutions under the Texas Cares Program described below; and
(2) pay \$225 as a processing fee to DPA Processing Services, LLC.

Buyer _____ Date _____

Seller _____ Date _____

Buyer _____ Date _____

Seller _____ Date _____

General Information about Down Payment Assistance Programs

Under a down payment assistance program, the buyer receives a gift from a charitable organization to use for all or part of the buyer's down payment. The amount of the gift and any other seller concessions to the buyer may not exceed 6% of the sales price.

The seller typically makes a contribution to the charitable organization. The charity makes a gift to the buyer for use as the buyer's down payment.

Many charities that have down payment assistance programs retain the services of processing companies to operate the down payment assistance programs. Many times the seller is asked to pay a fee to the processing company.

There are numerous down payment assistance programs.

The Texas Cares Program

The Texas Cares Program is a down payment assistance program, under which:

- (1) the seller makes a contribution to International Housing Solutions (IHS), a charitable organization;
(2) IHS gives the buyer an amount equal to the amount received from the seller less the amounts retained by IHS and TARHOF;
(3) IHS makes a contribution of \$145 to the Texas Association of REALTORS® Housing Opportunity Foundation (TARHOF), which is a charitable organization that issues grants to various affordable housing programs in Texas;
(4) IHS retains \$25 for its charitable efforts; and
(5) the seller pays a separate \$225 processing fee to DPA Processing Services, LLC, which is the contractor that originates and processes the gifts for IHS under the program.

Lenders may process transactions on-line at www.TexasCaresProgram.org.