



# OWNER FINANCE TERMS

Property: \_\_\_\_\_

Total Sales Price: \_\_\_\_\_

Note and Deed of Trust to be Escrowed At:

Down Payment: \_\_\_\_\_

First Mortgage  First National Bank of Alaska

Note Amount: \_\_\_\_\_

None – Seller to Hold Original Docs

Payment Amount: \_\_\_\_\_ Payments Due:  Monthly  Annually  Other : \_\_\_\_\_

Interest Rate: \_\_\_\_\_ % Is interest Rate Fixed?  Yes  No

If adjustable, how is it to be adjusted? \_\_\_\_\_

1<sup>st</sup> Payment Due:  30 Days from Recording or  Other: \_\_\_\_\_

Maturity Date of Note: \_\_\_\_\_ Due on Sale Clause?  Yes  No

Balloon Payment(s):  Yes  No If Yes, please provide amount(s) and due date(s):

Amount: \_\_\_\_\_ Date Due: \_\_\_\_\_ Amount: \_\_\_\_\_ Date Due: \_\_\_\_\_

Late Payment Fee  Yes  No Please provide amount(s) and days considered late:

Amount: \_\_\_\_\_ Or \_\_\_\_\_ % | Of Monthly Payment If more than \_\_\_\_\_ Days Late\*  
(\*Cannot be less than 5 Days)

Prepayment Penalty  Yes  No If Yes, what is penalty amount and method of calculation?

(Pre-Payment penalty cannot be requested on a 1-4 Family Home)

Proof of Tax Payment Required?  Yes  No

If Yes, How:  Tax Service Fee  Written Proof of Tax Payment Submitted to Seller

Release Provisions?  Yes  No If Yes, please attach terms

Will this Deed of Trust (D/T) be in a First Lien position?  Yes  No

If No, will the existing D/T be  Assumed  Wrapped Where is the D/T held?

Held At: \_\_\_\_\_ Account Number: \_\_\_\_\_ OR

Private Lender Contact Information: \_\_\_\_\_

Other Special Conditions of Deed of Trust (e.g. any restriction on use of property)

Is Property Improved?  Yes  No If Yes, Is Insurance Required?  Yes  No

If Yes, amount of Insurance Required \$ \_\_\_\_\_ or  Balance Owing on Note

Mobile Home included in the sale?  Yes  No Does the Seller have the Title?  Yes  No

SELLER NAME SIGNATURE DATE

BUYER NAME SIGNATURE DATE

SELLER NAME SIGNATURE DATE

BUYER NAME SIGNATURE DATE