

			Escrow Holdback Agreeme	nt
This /			("Borrower(s)"), and	
Herein	after, collectively referred to	as the "Parties."	(Lender)	
nerewi oremis Work),	th: said Note being secured less (the premises): and where	by a Mortgage of even eas, there remains to b	pursuant to a certain Note of even date date herewith encumbering the above described be completed certain work on the premises (the IPLETION OF A CLEAR FINAL INSPECTION OF	Э
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5	i		6.	
disbur	sement described above and one Funding, Inc. agree as fo	other good and valuabillows:	NOW THEREFORE, in consideration of the ble consideration the mortgagor, Seller andfor completion of the work and payment or	f
2.	• • • • • • • • • • • • • • • • • • • •	spected by Keystone F	(referred to herein as the Funding, Inc. or its agents no later than nay extend the completion date in its sole discretion	_
3.	The costs for inspections pe	erformed pursuant to th	his agreement shall be paid from the escrow fund.	
4.			ory to Keystone Funding, Inc. in its sole discretion ministration and the Department of Veteran Affairs	
5.	Keystone Funding, Inc. shall in its sole discretion and after the inspection of the premises disburses the Escrow fund upon receipt of bills, receipts, or invoices, from the seller, contractor, and/or material men as the case may be.			
6.	that the work has been com	npleted in a satisfactory er be a requirement for	tgagor shall notify Keystone Funding, Inc., in writing y manner. The receipt or non-receipt of said r the disbursement of funds as provided in] ,

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Escrow Holdback Agreement

- 7. Keystone Funding, Inc. shall not be liable for any cost, fees, or expenses incurred except to the extent of the Escrow Fund in completing the Work.
- 8. If the Responsible Party fails to complete the work by the completion date or any extension thereof, Keystone Funding, Inc. may contract for the completion of the work and pay the cost of labor and materials from the escrow fund.
- 9. Responsible Party shall remain liable for the cost of all materials and labor used to complete the work and shall keep the premises free and clear of construction liens.
- 10. Mortgagor herby irrevocably authorizes and empowers Responsible Party and/or Keystone Funding, Inc., its agents, officers, employees, contractors, or laborers to enter the premises to complete the required work. Mortgagor hereby agrees to indemnify and hold harmless the Responsible Party, and Keystone Funding, Inc., its directors, officers, employees, agents, contractors, or laborers form any suit or claims resulting from their entry on the premises.
- 11. In the event of threatened or actual litigation relating to the contents of the Agreement, Mortgagor and Responsible Party agree to reimburse Keystone Funding, Inc. for any reasonable expenses incurred including its attorney's fees. Keystone Funding, Inc. shall have a lien upon the Escrow Funds or any portion thereof to the principal of the above-described loan.
- 12. Keystone Funding, Inc. may in its sole discretion, apply the balance of the Escrow Funds or any portion thereof, to the principal of the above described loan.
- 13. Any changes in the terms and conditions hereof must be in writing, signed by all parties or their duly authorized representatives.

IN WITNESS WHEREOF, The parties hereto have hereunto set their hands and seals as of the day and year first above written.

Seller(s)	Borrower(s)	
By:	Ву:	_
Lender	Keystone Funding, Inc.	
By:	Ву:	_
Its:	Its:	_

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