

FHA Form No. 3214  
(Section 512, Sales Type)  
April 1952

FEDERAL HOUSING ADMINISTRATION  
COOPERATIVE HOUSING

MORTGAGE RIDER

(Release Clause)

(FHA Project No.)

Attached to and forming part of a certain (Mortgage ) (herein called the  
(Deed of Trust)  
Mortgage), dated the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, and made by  
\_\_\_\_\_  
(herein called the Mortgagor) to  
\_\_\_\_\_  
(herein called the Mortgagee, which  
term shall include Trustee(s) if a Deed of Trust) to secure an obligation of  
\$ \_\_\_\_\_.

1. Provided the Mortgage of which this Rider forms a part is not then in default and provided construction of the improvements required by the building loan agreement between the Mortgagor and Mortgagee dated \_\_\_\_\_ 19\_\_\_\_, has been completed in accordance with the terms of said building loan agreement, the Mortgagee (or, if the Mortgage is in the form of a Deed of Trust, the Trustee(s) and the Owner of the secured indebtedness) shall release from the lien of the Mortgage any lot or parcel upon written request therefor in duplicate, signed by the Mortgagor, and upon receipt of payment of a sum equivalent to the original release price set forth in Schedule "A" attached to and forming part of this Rider less, however, a proportional part of any amortization payments theretofore made. The request for release shall contain a full legal description of each lot or parcel for which release is sought.
2. Any sum or sums so received by the Mortgagee shall, for the purpose of computing interest, be applied as of the first day of the next calendar month, on account of the unpaid principal amount of the Mortgage. The monthly accumulations of principal and interest to be paid on the first day of the second calendar month next succeeding the date of any such payment and on the first day of each month thereafter shall be adjusted so that such adjusted monthly payment on account of principal and interest will fully amortize the unpaid principal, with interest, on the same date as said Mortgage would have been fully amortized as originally provided.
3. Taxes, hazard insurance premiums and other charges, if any (other than the monthly accumulations on account of mortgage insurance premium), shall be adjusted as of the date of release.
4. Monthly accumulation payments thereafter to be made by the Mortgagor on account of annual mortgage insurance premiums shall be reduced appropriately so that the next and subsequent annual premiums will be accumulated in the hands of the Mortgagee, prior to the due date thereof, in an amount in direct proportion to the reduction in the original face amount of the Mortgage caused by such release and payment.
5. Any such release or releases shall not be deemed to alter, impair, or abrogate the terms, conditions, and covenants of the Mortgage in any manner whatsoever, or to impair, diminish, or destroy the lien thereof as to the property, lots, or parcels not so specifically and expressly released; nor shall the above provisions in any manner be deemed to require the premises to be sold or offered for sale as individual parcels in the event of public sale as a result of default in any provision of the Mortgage.
6. A schedule identifying the several lots or parcels and establishing the original release price therefor is set forth on the reverse side of this Rider and \_\_\_\_\_ additional typewritten sheets identified as \_\_\_\_\_ and made a part hereof.

\_\_\_\_\_  
Mortgagor.

\_\_\_\_\_  
(Mortgagee.)  
(Trustee. )

\_\_\_\_\_  
Owner of Indebtedness.

(OVER)

