# Homebuyer Properties Activities Voluntary Sales /Environmental Review/Uniform Relocation Disclosure

Voluntary Acquisition/Environmental Review Uniform Relocation Disclosure Form

This sample form is for a Homebuyer Properties Activities (sponsored by non-profits) only if all of the following three conditions are met:

- Land was purchased prior to submission of a HOME application; and
- HOME funds were not be used to purchase the land; and
- The Project Sponsor followed the voluntary acquisition disclosure rules for the federal non-HOME funding source and provides supporting documentation when the land was purchased

This form should NOT be used for the HOME Down-Payment/Closing Cost Assistance or Multi-family Rental activities

### Must be completed and signed prior to, or at the time the initial Purchase Offer is made

### **ENVIRONMENTAL REVIEW**

Seller acknowledges that federal funds may be used to purchase the property, and that the purchase offer is subject to the completion of the Environmental Review and clearance in accordance with 24 CFR Part 58.

A purchase option/contract may be entered into before the HUD Environmental Review is complete, provided:

- (1) The option agreement is subject to a determination by the recipient(IHFA) on the desirability of the property for the project as a result of the completion of the environmental review in accordance with 24 CFR Part 58;
- (2) No transfer of title to the purchaser or removal of environmental conditions in the purchase contract occurs unless and until IHFA determines, on the basis or the environmental review, that the transfer to the homebuyer should go forward, and IHFA has obtained approval of a Request of Funds and environmental certification when applicable;
- (3) The cost of the option is a reasonable amount. If non-refundable, the cost is nominal (\$1000 or less).

Owner Date

## **VOLUNTARY SALE DISCLOSURE**

(1)	(1) This notice is to inform		[Owner]	
(2)	That		[Buyer] is interested in purchasing the	
	property loca	ted at (property		
	address)			
	informs the Owner that the Buyer believes the estimated Fair Market Value of the property is \$ based on (check one):		ir Market Value of the property is	
		Appraisal (attach Appraisal)		
			son with sufficient understanding of the local d to make the valuation (attach documentation	

### This is a Voluntary Acquisition

- Because federal funds may be used to purchase this property, the Uniform Relocation Assistance and Real Property Acquisition Policy for Federal and Federally-assisted Programs (49 CFR Part 24) requires that the following be disclosed to the Owner prior to the initial purchase offer:
- This sale is voluntary- The buyer (person or agency) making this offer does not have the power of eminent domain, or the authority to purchase the property through condemnation; and
- The buyer (person or agency) making the offer cannot acquire the property if negotiations fail; and
- The property is not part of an intended, planned, or designated project area where all or substantially all of the property within the area is to be acquired within specific time limits; and
- No specific site or property needs to be acquired, although the buyer (person or agency) may limit their search for alternative sites to a geographic area; and
- Where the person or agency (buyer) wishes to purchase more than one site within a general geographic area, all owners will be treated similarly; and
- The Owner has the right to have the property appraised if desired.

### **Purchase Offer**

- (1) This transaction is between a willing buyer and a willing seller. Negotiations may result in a purchase price for the amount of the original estimated fair market value, or an amount that exceeds it, or for a lesser amount. If the negotiated sales price is less than appraised market value, is the seller willing to donate the difference to affordable housing?
- (2) The Seller acknowledges that he/she has received notice of the fair market value and chooses to donate a portion of the value to the project by selling the property at a lower price as a donation to affordable housing in the amount of \$\_\_\_\_\_.
- (3) Because the buyer does not have power of eminent domain or condemnation, the Owner-Occupant is not entitled to relocation benefits or payments.
- (4) The initial offer to purchase the property is \$\_\_\_\_\_
- (5) Has the property been occupied in the last 90 Days, this includes the owner(s)? \_\_\_Yes \_\_\_No
- (6) If yes, list name(s) of all occupants\_\_\_\_\_
- (7) If the answer was yes to the above question, please explain circumstances surrounding all moves from the property in the last 90 days:

I hereby acknowledge I have received a copy of the Voluntary Sale Disclosure and understand the terms stated herein.

Owner

Owner

Date

Date

Buyer (or person authorized to sign on behalf of the Agency)

Date