



Downpayment Assistance Program

BUYERS/SELLERS CERTIFICATION OF PURCHASE

Date: _____
To: Owner(s)/Seller(s): _____
From: Buyer(s): _____
RE: Property Being Sold: _____

Dear Owner(s)/Seller(s):

The property referenced above believed to be owned by you is being considered for purchase. Because Federal funds in the form of downpayment and closing cost assistance to the Buyer(s) may be used in the purchase of your property, we are required to disclose the following information by the U.S. Department of Housing and Urban Development (HUD) in accordance with the Uniform Relocation Assistance and real Property Acquisitions Policies Act as amended (URA), Section 24.101(b)(2):

1. The proposed sale is **voluntary**. The Buyer does not have the power of eminent domain and therefore will not acquire the property if negotiations fail to result in a sale agreement.
2. The fair market value of the property is estimated to be \$ _____. However, since this transaction is voluntary, current or future negotiations may result in a different price that may be the same, higher or lower than this amount.

An owner-occupant who sells his or her property under these terms **does not qualify as a displaced person for relocation payments**. Additionally, any person who occupies the property for the purpose of obtaining assistance under the URA does not qualify as a displaced person. However, tenant-occupants displaced as a result of a voluntary acquisition may be entitled to URA relocation assistance and must be informed in writing as soon as feasible.

In accordance with HUD requirements, if the information provided above is disclosed after an option to purchase or contract has been executed between the Buyer(s) and the Seller(s), the Seller(s) must be provided the opportunity to withdraw from the agreement.

Any title deficiencies, liens, or encumbrances on the property must be cleared **prior to** any closing. Generally, this is a cost that is borne by the Seller(s) of the property. No federal funds can be used to pay these costs.

If the interested purchaser applies for Downpayment Assistance funds through the City of Evanston, the **property will be inspected by Property Standards inspectors** to ensure there are no visible lead based paint hazards and that the property meets residential property codes.

Please sign this Certification and return to Buyer(s) or to the City of Evanston in the envelope provided as soon as possible. Thank you.

If you have any questions, please feel free to contact Donna Spicuzza at the City of Evanston at 847-866-2928.

Receipt acknowledged this _____ day of _____, 2008

Signature: _____ Date: _____