



COLORADO HOUSING ASSISTANCE CORPORATION
670 SANTA FE DRIVE, DENVER, CO 80204
PHONE: 303 572-9445 FAX: 303 573-9214

Sellers Certificate of Purchase

Date: _____

Property Address:

Buyer(s):

Seller's name(s) and address: _____

90 days prior to a written sales contract the property listed above was (**check one**):

Owner Occupied Vacant Tenant Occupied

Dear Owner(s) / Seller(s),

The property referenced above is believed to be owned by you and is being considered for purchase. Because Federal funds in the form of down payment 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), and in accordance with the Uniform Relocation Assistance and real Property Acquisitions Policies Act as amended (URA), Section 24.101(b)(2) that:

1. The proposed sale is voluntary. Neither the buyer nor Colorado Housing Assistance Corporation (CHAC) has the power of eminent domain and therefore will not acquire the property if negotiations fail to result in an amicable sale agreement. The Housing Authority for the City and/or County in which the property is located also does not have the power of eminent domain in relation to the use of Federal Funds for down payment assistance.
2. The fair market value of the property is estimated to be \$_____ (enter appraised value of the home). If requested, a copy of the appraisal may be provided. This figure is not a formal bid and in no way constitutes a commitment of funds to the purchase of the property. Because the 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. Property must be vacant or owner occupied "90 days prior to the initial purchase offer".

In accordance with the 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.

The property may be inspected to ensure that there are no visible lead based paint hazards and that it meets minimal health and safety standards.

This form must be signed by the Seller(s) of the above referenced property and returned to CHAC via fax to (303) 573-9214 at least 2 business days prior to the scheduled closing date.

By signing below, I/we acknowledge that I/we have read the above notice and understand the conditions.

Seller(s) signature: _____ Date: _____

Seller(s) signature: _____ Date: _____