

## Homeownership Equity Program

### NOTICE TO SELLER and SELLER'S AFFIDAVIT

ADDENDUM# \_\_\_\_\_ dated \_\_\_\_\_ to the Contract of Sale dated \_\_\_\_\_, between

Buyer \_\_\_\_\_ and  
Seller \_\_\_\_\_, for the Property known  
as \_\_\_\_\_.

The following provisions are included in and supersede any conflicting language in the Contract.

The **HOMEOWNERSHIP EQUITY PROGRAM** is funded by the **Housing Investment Trust Fund**, pursuant to Council Bill 101-2025, to assist Prince George's County residents to purchase homes inside I-495 the Capital Beltway. **The Buyer will be applying for HOMEOWNERSHIP EQUITY PROGRAM funds to provide home purchase funding in an amount not to exceed Thirty Thousand Dollars (\$30,000.00) which may be used for down payment, closing costs and/or mortgage principal reduction.**

#### **Qualifying Zip Codes**

**ZIP Codes Within the I-495 Beltway, Prince George's County, Maryland – See Exhibit A**

Buyer and Seller agree that Buyer's application for homebuyer assistance under the **Homeownership Equity Program** is subject to approval and compliance with federal, state and local requirements including, but not limited to the following:

- 1. Uniform Relocation Assistance and Real Property Acquisition Policies Act.** This is a voluntary acquisition of a foreclosed property; the Buyer does not have the authority to acquire the Seller's Property by eminent domain



and will not acquire the Property if negotiations fail to result in an amicable agreement.

Owner-occupants or owner occupants of short sale properties who move as a result of a Voluntary Acquisition are not eligible for relocation assistance. A lawful tenant-occupant who is displaced and moves as a result of a Voluntary Acquisition for a federally assisted project may be eligible for relocation assistance. Seller cannot unlawfully evict a tenant or fail to renew a lease in anticipation of federal assistance to purchase the Property.

Seller \_\_\_\_\_ Date \_\_\_\_\_

Seller \_\_\_\_\_ Date \_\_\_\_\_

**Buyer** \_\_\_\_\_ **Date** \_\_\_\_\_

**Buyer** \_\_\_\_\_ **Date** \_\_\_\_\_

### SELLER 'S/PROPERTY OWNER'S AFFIDAVIT

(Seller to initial applicable section)

\_\_\_\_ PART A (FORECLOSED/VACANT PROPERTY):

1. The property is a vacant, foreclosed property where the foreclosure sale has been ratified by the Court; (***properties where the foreclosure sale has not been ratified by the Court are ineligible for Homeownership Equity Program funds until such time as the ratification has occurred***) and;
2. The property is not lawfully occupied at the time the initial contract offers to purchase the property using ***Homeownership Equity Program*** funds is submitted to the Seller and;



3. No tenant has been unlawfully evicted nor has seller refused to renew a lease in anticipation of receiving an initial contract offer to purchase the property using **Homeownership Equity Program** funds.

\_\_\_\_ **PART B (SHORT SALES):**

4. The property is currently vacant and offered for sale by the non-occupant owner of record as a “short sale”; or

5. The property is currently owner-occupied and offered as a short sale by the owner of record; and

6. No tenant has been unlawfully evicted nor has seller refused to renew a lease in anticipation of receiving an initial contract offer to purchase the property using **Homeownership Equity Program** funds.

\_\_\_\_ **PART C** (Property is none of the above and is not a tenant occupied resale or new construction)

\_\_\_\_ **PART D** - Residing tenant is purchasing the property

Seller \_\_\_\_\_ Date \_\_\_\_\_

Seller \_\_\_\_\_ Date \_\_\_\_\_

