



Jonathan R. Butler, Director
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County Executive

PATHWAY TO PURCHASE Time Homebuyers Assistance

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 **PATHWAY TO PURCHASE** Program is funded by the **PATHWAY TO PURCHASE** Investment Partnership Program, pursuant to 24CFR Part 92, to assist first time home buyers to purchase owner occupied or untenanted residential properties. **The Buyer will be applying for PATHWAY TO PURCHASE Program funds to provide home purchase funding in an amount not to exceed Fifty Thousand Dollars (\$50,000.00) which may be used for down payment, closing costs and/or mortgage principal reduction.**

Qualifying Zip Codes

All zip codes within Prince George's County are eligible.

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

- 1. PROPERTY STANDARDS. All properties funded under the PATHWAY TO PURCHASE Program must pass a Housing Quality Standards (HQS) Inspection. If the property does not pass, the property becomes ineligible to qualify for the PATHWAY TO PURCHASE program.**
- 2. 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**

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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 Pathways to Purchase 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 ***Pathways to Purchase*** 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 ***PATHWAY TO PURCHASE*** 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 **PATHWAY TO PURCHASE** 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: _____

