



Department of Housing & Community Development

Bridging Gaps. Building Dreams

Jonathan R. Butler, Director

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PATHWAY TO PURCHASE First 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 untenantated 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 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 Part A or Part B)

_____ **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)**

Seller _____

Date _____

Seller _____

Date _____

