

# Contract Addendum Notice to Sellers of Voluntary Sale and Fair Price

This is to inform you that \_\_\_\_\_ would like to purchase the property located at \_\_\_\_\_, if a satisfactory agreement can be reached. All sellers of property where the purchaser is receiving Mortgage Assistance Program from the City of Tampa must sign.

- I/We understand that my property is being purchased with federal assistance.
- I/We understand that my property will not be taken by eminent domain.
- I/We understand that the estimate fair market value of my property is \$ \_\_\_\_\_.

Since the proposed purchase would be a voluntary, arm's length transaction, you would not be eligible for relocation payments or other relocation assistance under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA), or any other law or regulation. Also, as indicated in the contract of sale, this offer is made on the condition that no tenant will be permitted to occupy the property before the sale is completed.

Again, please understand that if you do not wish to sell your property, we will take no further action to acquire it. If you are willing to sell the property under the conditions described in the attached contract of sale, please sign and return contract.

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

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

Property Address \_\_\_\_\_

## HOME INSPECTION ADDENDUM

Buyer(s) and Seller(s) acknowledge that this Home Inspection Addendum to the Agreement of Sale is contingent upon Buyer(s) receipt of a silent second mortgage for down payment and closing assistance under the City of Tampa's MAP Program.

The Seller(s) may be expected to make certain repairs to the property, as the result of the Home Inspection. These repairs would relate to deficiencies in major systems or violations to the City Housing Code of Tampa. Any structural, safety-related, or health-related defect would be listed as a necessary repair or replacement regardless of estimated cost.

Within three (3) working days of receipt, in writing, of any required repairs or replacements, Seller(s) will notify Buyer(s), in writing, of their intent to:

1. Correct all items listed by the HCD Staff at Seller(s) expense; or
2. Renegotiate the Sales contract to facilitate the creation of an escrow account from Seller(s) proceeds to cover pre-contracted repairs; or
3. Declare the Agreement of Sale null and void and return all deposit monies to Buyer(s).

Seller	Buyer	Date
Seller	Buyer	Date

The Inspection completed by the City of Tampa is not to be considered a substitution for a professional home inspection, and no warranties are implied here in. The service is provided to meet program requirements only.