This contract agreement is for the property located at Enter Street Address Here in the city of Enter City Here, in Enter County Here County, Alabama, between the following parties:

**Purchaser:** Enter Purchaser Entity Name Here Address: Enter Delivery Address Here

 Enter City, State, ZIP Here

**Seller:** Enter Purchaser Entity Name Here Address: Enter Delivery Address Here

 Enter City, State, ZIP Here

Agreement Conditions:

The Purchaser sought federal funds through the State of Alabama’s National Housing Trust Fund (HTF) Program to acquire property owned by the Seller to construct a single family / multifamily rental project. In accordance with the requirements of the Uniform Relocation Assistance and Real Property Acquisitions Policies Act of 1970, as amended, and all rules and/or regulations implemented or promulgated thereunder, the following terms and conditions existed:

**Voluntary Sale –**

1. The Purchaser did not have the right of eminent domain, or if the Purchaser had the power of eminent domain, the Purchaser did not exercise this power;
2. This was a voluntary transaction. The Seller did not have to sell, and the Purchaser did not have to acquire the property offered for sale if negotiations failed to result in an amicable agreement;
3. The Seller was informed of the estimated fair market value of the property prior to the transaction and is satisfied with the terms of the agreement;
4. The Seller understands that even though federal funds will finance the subsequent project, the Seller is not entitled to any relocation benefits; and
5. Any tenant legally occupying the property is eligible to receive relocation assistance and benefits as identified in the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA) of 1970, as amended.

**Timely Notices –**

1. The Seller authorized the Purchaser, the funding agency, or a designated representative, to provide to each resident the notices required by HUD’s instructions found in HUD Handbook 1378.
2. The Seller authorized the Purchaser, the funding agency, or a designated representative, to provide, or permit to be provided, a notice of denial to any person who wishes to make application to become a tenant. Before signing a lease and commencing occupancy, the person must be informed of the following:
	1. If the application is funded, the person may be displaced; and,
	2. The person would not qualify as a “displaced person” as a result of the project and therefore would not be eligible to receive any assistance or benefits.

**Recordkeeping –**

1. The Seller provided the Purchaser, the funding agency, or a designated representative, the names and addresses of the residents residing in the property.
2. The Seller authorized the Purchaser, the funding agency, or a designated representative, to survey the residents to determine the relocation costs and housing needs.

According to the Real Property acquisition Policies Act of 1970 with HTF funds, an activity or series of activities in an HTF assisted project that are integrally related, each essential to the others, whether or not all of the component activities receive HUD financial assistance, are subject to HUD’s implementing instructions.

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Seller Signatory Name Witness Name

Click or tap to enter a date. Witness Address, City, State, ZIP

Witness Phone Number

 Click or tap to enter a date.

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Purchaser Signatory Name Witness Name

Click or tap to enter a date. Witness Address, City, State, ZIP

 Witness Phone Number

 Click or tap to enter a date.