ENTER DATE   File # ENTER FILE #
Date

Seller Name: ENTER SELLER NAME   Buyer Name: ENTER BUYER NAME

Property Address: ENTER PROPERTY ADDRESS

VOLUNTARY ACQUISITION - INFORMATIONAL NOTICE (HOME)
Riverside County

ENTER BUYER NAME has expressed interest in acquiring real property you own at ENTER PROPERTY ADDRESS

     ENTER BUYER NAME   , has applied for financial assistance from the County of Riverside PLHA First Time Home Buyer (PLHA FTHB) Program. This program is funded by the state of California Department of Housing and Community Development (HCD) Permanent Local Housing Allocation (PLHA) Program. The PLHA FTHB Program must comply with the Uniform Acquisition and Real Property Policies Act (URA). The URA requires that the seller be provided certain notifications.

Please be advised, that   ENTER BUYER'S NAME   does not have eminent domain authority. While the County of Riverside does possess eminent domain authority, the County will not use this authority to purchase the property if the seller and the buyer do not reach an amicable agreement. The County of Riverside is merely providing down payment assistance to eligible homebuyers and does not intend to acquire your property.

According to the California Residential Purchase Agreement dated ENTER PURCHASE CONTRACT DATE , you agreed to sell the property to ENTER BUYERS NAME   for $ENTER PURCHASE PRICE.

The URA requires that the buyer provide the seller with the estimated market value of the property at the start of the property negotiations. Since the value was not provided to the seller at that time the seller is now advised that the market value of the property has been appraised at $ ENTER APPRAISAL VALUE .

Since the seller entered the purchase agreement before being provided an estimate of the current market

value the seller now has an opportunity to withdraw from the agreement. The seller is not required to withdraw but must be informed of this option. This information is provided as an informational notice to comply with the Uniform Relocation Act (URA).

Furthermore, in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA), owner-occupants who move as a result of a voluntary acquisition are not eligible for relocation assistance.

ACKNOWLEDGEMENT: By affixing your signature to this document, you acknowledge that you have read and understand all of the elements as indicated and give your consent to proceed with the application for PLHA First Time Home Buyer Assistance through the HWS.

_____   _____
Seller signature   Date   Buyer signature   Date