SPRINGFIELD

EQUAL HOUSING OPPORTUNITY

ADDENDUM TO SALES AGREEMENT

(Guideform Notice--Voluntary Arm's Length Transaction)

This is Addendum number _____ to Earnest Money Agreement dated _____

Dear _____(Seller):

This is to inform you that _____(Buyer) would like to purchase the property located at _____ _____ using Federal funds, if a satisfactory agreement can be reached. The use of these funds was not disclosed at the time the Earnest Money Agreement was initially signed.

Because federal funds from the HOME Investment Partnerships Program and/or the Community Development Block Grant Program (CDBG) may be used for acquisition, rehabilitation or new construction, we are required to disclose to you the following information.

1. The Buyer does not have the power of eminent domain. Your property will not be acquired through condemnation. If negotiations fail to result in an amicable purchase agreement, your property will not be acquired.

2. Federal regulations require that the purchase of the property shall be contingent on the completion of a satisfactory environmental review. The cost of the review will be borne by the Buyer. ***•Springfield Home Ownership Program Exempt (§ 58.35(c))***

3. The Buyer is required to inform you, in writing of the fair market value of the property. The fair market value will be determined by a fee appraisal or other approved means. You will be informed of the fair market value when it is established. At that time you may withdraw from the transaction.

4. The CDBG and HOME Programs require that the purchase price be the lesser of: (a) the fair market value, or (b) the agreed upon price in the attached purchase option or sales agreement.

5. If, in addition to being the Seller of the property, you occupy the property, you should be aware that you will not be eligible for relocation assistance under the Uniform Relocation and Real Property Acquisition Policies Act of 1970, as amended. This transaction is considered a voluntary arm's length transaction. **If you do not occupy the property**, the property is (check one): ¨ occupied by tenants ¨ vacant ¨ occupied by the Buyer

If you are willing to sell the property based on the above disclosures, please sign this Addendum and return it to:

Name _____ Address _____

Sincerely,

_____ _____

Signature of Buyer, or Authorized Representative Date

(Do Not Detatch)

I Accept the terms and conditions of this Addendum to Sales Agreement.

_____ _____

Signature of Seller Date

_____ _____

Signature of Seller Date