

NOTICE TO REALTORS

This information is provided for individuals applying for assistance to purchase a home under the Collier County Purchase Assistance Program. This is a State/Federally funded program to help low income families' purchase a single family home in Collier County. There are several program requirements that affect the selection of a home. Some of those requirements are listed below.

1. The property to be purchased must be located within Collier County, either unincorporated or incorporated areas.
2. The appraised value of the property must not exceed \$265,050.
3. The property to be purchased must be a single family home, townhouse or condominium.
4. The buyer must obtain a home inspection by a Certified Home Inspector and a copy must be submitted to the Housing, Human and Veterans Services Department. Any health, safety or welfare issues identified on the inspection that require repair will need to be done prior to buyer receiving assistance.
5. The buyer and seller must execute a lead based paint notice if the property was built before 1978.
6. The buyer and seller must execute a HOME Purchaser/Seller Acknowledgement form.
7. If seller has made any significant repairs to the home within the last 12 months, proof of those repairs through a copy of a receipt and/or invoice should be provided to the County in order to comply with a construction set-aside requirement set by the State.
8. County will inspect the property for health and safety deficiencies and will require access to the unit in order to complete this inspection.

Please ensure that the property being considered for purchase with assistance from the SHIP or HOME Program meets the above conditions before the buyer executes a contract.

If you have any questions, please contact Grant Coordinator [Priscilla Doria](#) at the Collier County Department of Housing, Human & Veteran Services, Housing Programs located at:
[3339 Tamiami Trail E, Bldg. H, Suite 211, Naples, FL 34112;](#)

Email: PriscillaDoria@colliergov.net and Phone: [\(239\) 252-5312](tel:(239)252-5312).

Thank you for your cooperation.



**HOME Investment Partnership Program
Purchaser(s)/ Seller(s) Acknowledgement**

Purchaser(s): _____

Seller(s): _____

Property: _____

Property Standards

The HOME Program requires a property inspection for every unit of housing assisted with HOME funds to determine that the property meets the applicable standards. The purpose of these standards and inspections is to ensure that assisted units are safe, decent and sanitary premises for its occupants.

The Purchaser(s) and Seller(s) hereby acknowledge that Collier County Department of Housing, Human & Veteran Services (HHVS) will perform an inspection to determine whether or not the above property meets HUD's Minimum Housing Quality Standards (HQS). The property must pass this inspection in order for Purchaser(s) to be eligible for HOME Purchase Assistance funds. However, a passing inspection does not guarantee HOME Purchase Assistance funds.

We also understand that this inspection is **not and should not** be considered a "Home Inspection". Collier County recommends that a Home Inspection including defective drywall and/or termite inspection be performed by a licensed, insured Home Inspector.

Seller Initials

Buyer Initials

Lead-Paint Paint

Housing assisted with HOME funds is subject to the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 4821-4846), the Residential Lead-Based Paint Hazard Reduction Act of 1992 (42 U.S.C. 4851-4856), and implementing regulations at part 35, subparts A,B, J, K, M and R of this title.

We also understand that public funds may be involved in this transaction and, as such, if the property was built before 1978, a lead-based paint disclosure must be signed by both the buyer and the seller, and that a Visual Assessment will be conducted to determine the presence of deteriorated paint.

Seller Initials

Buyer Initials

Uniform Relocation Assistance and Real Property Acquisition

Under HUD's HOME Purchase Assistance Program, Collier County is mandated to inform you that any owner-occupant who voluntarily sells a property to a first-time homebuyer is not eligible for relocation assistance under the Uniform Relocation Act (URA). The property must be currently occupied by yourself or the purchaser, or be vacant. We will not allow a tenant to be displaced. In addition we are using the property appraisal as a fair market value of your property being purchased. We also want to inform you that the buyer does not have the Power of Eminent Domain and therefore will not acquire the property if negotiations fail to result in an amicable sales agreement.

I/we understand that under the HOME_program, the property must be currently owner-occupied, vacant for 90 days** at time of submission of purchase offer, new (never occupied), or renter is purchasing the unit. I/we hereby certify that the property is:

____ Vacant at least 90 days; ____ New (less than 12 months of initial C.O)
____ Owner-occupied; ____ Being purchased by occupant

I/we hereby certify that I have read and understand the "Declaration" and ____ a copy of said Notice was given to me prior to the offer to purchase.

If this Notice is received after presentation of the purchase offer, I/we choose ____ to withdraw or ____ not to withdraw, from the Purchase Agreement.

Seller Signature

Print Name

Date

Seller Signature

Print Name

Date

