



RESTRICTIONS ON THE PURCHASE OF A CDCU/HOUSING CONNECT HOME ARE AS FOLLOWS:

- Market Value for the home is determined by a Comparative Market Analysis (CMA).
- Purchase Price of the home has an estimated 5% discount off the CMA.
- Seller to receive a copy of the appraisal no later than 10 business days prior to settlement.
- The actual discount on the home will be the lower of the CMA or the appraisal.
- Seller will pay for 1-year home warranty.
- Property sold in "As Is" condition. Home inspection is highly recommended. CDCU does not guarantee the condition of the home.
- Home Buyer agrees to close with seller's title company, Secured Land Title, Sam Jensen, 801-836-5239.
- Buyer to meet all eligibility requirements of the Sellers CDCU/HOMESTART Program which are in effect as of the date of this contract. HOMESTART **only determines eligibility** for the program and **is not** an approval to purchase or finance the home. Purchasing/financing will be determined through underwriting.
- Home Buyer must complete Framework, CDCU's Home Buyer Education Program.
- The disposition of this home has been approved by the U.S. Department of Housing and Urban Development "HUD". However, HUD must approve the buyer and final contract before closing.
- As a condition of the disposition, the Home Buyer agrees to certain restrictive covenants that govern the use of the Property described in detail in the Homebuyer Resell Restriction Agreement. A summary of those restrictions are as follows:
 - Home Buyer must be a first-time home buyer as defined by HUD (see HUD's definition for a first-time homebuyer [here](#)).
 - The Home Buyer's household income is restricted to be at or below 80% of the area median income (AMI) as defined by HUD.
 - The Home Buyer will occupy the dwelling as its primary residence.
- The Term of the Homebuyer Resell Restriction Agreement is 30 years. At the end of the 30-year period, all restrictions will be lifted.
- If the Home Buyer elects to sell the property prior to the end of the term, the following restrictions will be applicable:
 - Housing Connect (formerly the Housing Authority of Salt Lake County) will have a first right of refusal to purchase the property at a fair market value.
 - The Subsequent Home Buyers will need to be income qualified at or below 80% of AMI.
 - The owner equity of the home is restricted to a rate of 2% per year (for example, if the Home Buyer sells the home in year 7, the appreciation value would be restricted at 14%. Any proceeds above 14% would be returned to Housing Connect).

Other:

- Seller will not contribute any amount toward Loan/Closing Costs.
- Contract deadlines are as follows: Appraisal Deadline 30 days from acceptance & Settlement Deadline 45 days from acceptance.
- Buyer to provide a Certificate of Completion from a HUD approved Home Buyer Education Class and Pre-purchase Counseling with HUD approved Counselor to Seller no less than 7 business days prior to Settlement.

DISCLAIMER:

It is the responsibility of the applicant to provide correct and complete information to CDCU and lenders. CDCU is not responsible for any costs associated with the purchase or financing of the home if the applicant/borrower does not provide all or accurate information.

Applications will not be reviewed until all forms are complete and requested information is provided by the applicant.