Restrictions on the Purchase of a CDCU 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 discount to be: 5% off 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 taken off of 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, North American Title, Sam Jensen, 801-566-1488.
- Buyer to meet all eligibility requirements of the Sellers CDCU/HOMESTART Program which are in effect as of the date of this contract.
- Home Buyer must complete CDCU Home Buyer Education, Framework.
- The disposition of this home has been approved by the U.S. Department of Housing and Urban Development “HUD”.
- 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 (first-time buyer or three years of not being a homeowner).
  - 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 to be - 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.