

**City of Spartanburg / Community Works Carolina
NOTICE TO SELLER**

This Notice is for the property located: _____, Spartanburg, SC and between the following parties:

Buyer / Name and Address: _____

Seller / Name and Address: _____

The Buyer is seeking federal funds to acquire property owned by the Seller. Please be informed of the following:

Voluntary Sale of Property

1. The Buyer does not have the right to eminent domain.
2. A property inspection is required for compliance with the City’s International Property Maintenance Code requirements. Homes in need of repair are not eligible for the City’s Homebuyer Program.
3. Because this is a voluntary transaction, the Buyer may not be able to acquire the property offered for sale if negotiations fail to result in an amicable agreement.
4. The Buyer will inform the Seller of the estimated Fair Market Value of the property prior to purchasing the property.
5. The Seller **WILL NOT** be entitled to any relocation benefits under this program.
6. Any tenant legally occupying the property is eligible to receive relocation assistance and benefits as identified in the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA) of 1970, as amended. **Any property with tenant occupants is not eligible for the City’s Homebuyer Program, unless the tenant is the purchaser/Buyer of the property they occupy.**

Environmental Requirements

Both parties are entering into a purchase contract with the understanding that the City of Spartanburg is required to complete an environmental review in accordance with Federal regulations located at 24 CFR Part 58. It is understood that should the property fail to meet the environmental review requirements, the seller or buyer may terminate the purchase contract.

Agreement Acceptance

The Buyer and Seller understand if the conditions of this Notice are not complied with, either party may terminate the real property sales contract by notifying the other party by written notice, that the contract is terminated. The Buyer and Seller voluntarily accept this Notice conditions and agree to enter into a contract for the property identified in this agreement.

Signature of Seller	Date	Signature of Witness	Date
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Signature of Buyer	Date	Signature of Witness	Date
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