

C-20: NOTICE OF ELIGIBILITY FOR RELOCATION ASSISTANCE – 180- DAY HOMEOWNER AND NOTICE OF ELIGIBILITY FOR RELOCATION ASSISTANCE – RESIDENTIAL TENANT

**GUIDEFORM NOTICE OF ELIGIBILITY FOR
RELOCATION ASSISTANCE -- 180-DAY HOMEOWNER**

Grantee or Agency Letterhead

(date)

Dear _____:

This is a notice of eligibility for relocation assistance. As discussed with you, it will be necessary for you to move after the _____ (Agency) _____ acquires your home at _____ (address) _____ for the planned _____ (identify project) _____. However, you do not need to move now. You will not be required to move without at least 90-days advance written notice of the date by which you must vacate. And when you do move, you will be entitled to relocation payments and other assistance in accordance with Federal regulations implementing the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA). The effective date of this notice is (date of initiation of negotiations). You are now eligible for relocation assistance.

You may choose either (1) a payment for your actual reasonable moving and related expenses, or (2) if you prefer, a fixed moving expense and dislocation allowance of \$ _____.

Since you owned and occupied your home for at least 180-days prior to (date of initiation of negotiations), you may qualify for a replacement housing payment to cover the following costs:

1. Purchase Price Differential. Since we have determined that a "comparable replacement home" will cost more than the value of your present home, you may receive a purchase price differential payment up to \$ _____ as discussed below.

2. Incidental Expenses. You will be reimbursed for all reasonable costs incidental to the purchase of your new home, such as recording fees, the title insurance premium, and transfer taxes.

3. Mortgage Interest Differential. It is our understanding that the interest rate on your current mortgage is _____% and that the current prevailing rate for a similar mortgage is _____%. Assuming these interest rates and an outstanding principal balance of \$___ on your current mortgage, you may qualify for a payment for additional mortgage financing costs up to \$_____. The exact amount will be determined at the closing and will depend on the actual interest rate on your new mortgage and the amount you borrow.

Listed below are three "comparable replacement homes" that you may wish to consider buying:

	<u>Address</u>	<u>Asking Price</u>	<u>Name and Tele. No. of Person to Contact</u>
1.	_____		
2.	_____		
3.	_____		

We would be glad to provide you with transportation to inspect these dwelling units. We believe that the unit at ___(address)___ is the most representative of your present home. Since that unit would cost \$_____ more than we have offered you for your present home, you may be eligible for a purchase price differential payment upto \$_____. This is the maximum differential that you are eligible to receive. If you purchase a decent, safe and sanitary replacement home that costs less than \$_____ the price differential payment would be based on the actual purchase price.

Contact us immediately if you do not agree that these units are comparable to your home. We will explain the basis for our selecting these units and, if necessary, we will find other units. We will not base your payment on any unit that is not a

"comparable replacement home." Should you wish to rent (rather than buy) a comparable replacement home, let us know. We will help you find comparable rental housing and explain your eligibility for a rental assistance payment.

I am enclosing a brochure entitled, "Relocation Assistance to Displaced Homeowners." Please read the brochure carefully. It explains your rights and some things you must do to obtain a payment. For example, to obtain a replacement housing payment you must purchase and move to a decent, safe and sanitary home within one year after you move (or receive your final acquisition payment, if later). Therefore, do not commit yourself to buy or rent a unit before we inspect it.

I want to make it clear that you are eligible for assistance to help you relocate. In addition to relocation payments and housing referrals, counseling and other services are available to you. A representative of this office will soon contact you to determine your needs and preferences. That representative will explain your rights and help you find replacement housing and obtain the relocation payments and other assistance for which you are eligible. If you have any questions, please contact _____ (name) _____, _____ (title) _____ at _____ (phone) _____, _____ (address) _____.

Remember; do not move before we have a chance to discuss your eligibility for assistance. This letter is important to you and should be retained.

Sincerely,

(name and title) _____

Enclosure

GUIDEFORM NOTICE OF ELIGIBILITY FOR
RELOCATION ASSISTANCE -- RESIDENTIAL TENANT

Grantee or Agency Letterhead

(date)

Dear _____:

On ____ *(date)* ____, we notified you of proposed plans to ____ *(identify project)* ____.
On ____ *(date)* ____, the project was approved.

This is a notice of eligibility for relocation assistance. To carry out the project, it will be necessary for you to relocate. However, you do not need to move now. You will not be required to move without at least 90 days advance written notice of the date by which you must vacate. And when you do move, you will be entitled to relocation payments and other assistance in accordance with Federal regulations implementing the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA).

The effective date of this notice is *(date of initiation of negotiations)*. You are now eligible for relocation assistance, including:

Counseling and Other Advisory Services

Payment for Moving Expenses. You may choose either (1) a payment for your actual reasonable moving and related expenses, or (2) if you prefer, a fixed moving expense and dislocation allowance of \$ ____.

Replacement Housing Payment. You may be eligible for a replacement housing payment to rent or buy a replacement home. The payment is based on several factors, including the cost of a "comparable replacement home," the monthly rent and average

cost of utility services for your present home, and 30 percent of your average gross household income.

Listed below are three "comparable replacement homes" that you may wish to consider:

Address	Rent and Utility Costs	Name and Tele. No. of Person to Contact
1. _____		
2. _____		
3. _____		

We would be pleased to provide you with transportation to inspect these dwelling units. We believe that the unit at _____(address)_____ is the most representative of your present home. The rent and the estimated average cost of utility services for that unit is \$ _____. Based on the information you have provided about your income, you may be eligible for a rental assistance payment up to \$ _____ (42 x \$ _____). This is the maximum amount that you would be eligible to receive. It would be paid in _____ (indicate number of installments or lump sum). If you rent a decent, safe and sanitary home where the monthly rent and average estimated utility costs are less than \$ _____, your rental assistance payment would be based on the actual cost of such unit.

Contact us immediately if you do not agree that these units are comparable to your home. We will explain the basis for our selecting these units. And, if necessary, we will find other units. We will not base your payment on any unit that is not a "comparable replacement home." Should you choose to buy (rather than rent) a decent, safe and sanitary replacement home, you would be eligible for a down payment of

\$_____. Let us know if you would prefer to buy a replacement home, and we will help you find such housing.

I am enclosing a brochure entitled, "Relocation Assistance to Tenants Displaced From Their Homes." Please read the brochure carefully. It explains your rights and some things you must do to obtain a payment. For example, to obtain a replacement housing payment you must move to a decent, safe and sanitary home within one year after you vacate your present home. Therefore, do not commit yourself to rent or buy a unit until we inspect it.

I want to make it clear that you are eligible for assistance to help you relocate. In addition to relocation payments and housing referrals, counseling and other services are available to you. A representative of this office will soon contact you to determine your needs and preferences. He/She will explain your rights and help you obtain the relocation payments and other assistance for which you are eligible. If you have any questions, please contact _____(name)_____, _____(title)_____ at _____(phone)_____, _____(address)_____.

Remember, do not move before we have a chance to discuss your eligibility for assistance. This letter is important to you and should be retained.

Sincerely,

(name and title)_____

Enclosure