



Buyer Disclosure Form

This form must be included with your offer.

The undersigned prospective homebuyer acknowledges and CERTIFIES the following:

- The purchase of the home located at _____ is a leasehold purchase under the Pima County Community Land Trust
- The goal of the Pima County Community Land Trust's is the development and preservation of decent, affordable housing and the creation of homeownership opportunities for low-to-moderate income people through the long-term leasing of land under said housing.
- Buyer(s) CERTIFY that they currently do not own any real estate property anywhere.
- Buyer(s) are purchasing the house and improvements on the land, and will sign a 99 year land lease, fully renewable for a second 99 years.
- That the Land Lease :
 1. Restricts resale of the home to another income eligible Buyer.
 2. Limits the amount of equity the Buyer can keep at the time of sale to 25%.
 3. Upon any future resale Pima County Community Land Trust has first right of refusal to purchase improvements.
 4. Limits the amount of refinancing that can be done to the 80% equity of the buyer and must be approved by PCCLT
 5. Must be the Buyers primary residence and occupied 11 months of the year.
 6. Land Lease fee is \$75 per month, can be adjusted up or down by the Board of Directors.
 7. Buyer is responsible for all property taxes.
 8. Capital Improvements on the home must be approved by the PCCLT, HOA and completed in a workman like manner.
- Before Close of Escrow, homebuyer will be required to obtain 8 hours of housing counseling/homebuyer education and provide the City of Tucson and Lender Partner with a certificate of completion.
- For Seller Acceptance, Buyer and buyer's agent must meet with PCCLT staff to review details of the PCCLT ground lease and/or consult with their legal counsel to review the PCCLT ground lease.

Buyer Signature

Date

Buyer Printed Name

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Buyer Signature

Date

Buyer Printed Name