**DISCLOSURE TO SELLER WITH VOLUNTARY, ARM’S LENGTH PURCHASE OFFER**

SELLER

ADDRESS

CITY, STATE ZIPCODE

Dear SELLER:

This is to inform you that BUYER would like to purchase the property located at PROPERTY ADDRESS if a satisfactory agreement can be reached. The above is prepared to pay $SALES PRICE for clear title to the property under the conditions described in the attached proposed contract of sale.

Because BUYER is seeking a loan of federal funds received by the City of Boise, which may be used in the purchase, City of Boise is required to disclose to you the following information:

1. The sale is *voluntary*. If you do not wish to sell, BUYER will not acquire your property. BUYER does not have the power to acquire your property by condemnation (i.e. eminent domain).
2. The estimated fair market value of the property is $XXX,XXX.

Since the purchase would be a voluntary, arm’s length transaction, you would *not be eligible* for relocation payments or other relocation assistance under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA) or any other law or regulation. Also, as indicated in the contract of sale, this offer is made on the condition that no tenant will be permitted to occupy the property before the sale is completed.

Again, please understand that if you do not wish to sell your property, no further action will be taken. If you are willing to sell the property under the conditions described in the attached contract of sale, please sign the contract below.

Seller \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Buyer \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**This form must be signed and dated by the SELLER at the beginning of any negotiations to purchase the seller’s property and such date must be no later than the date of the purchase offer; a copy shall be given to the SELLER and the original retained in the applicant’s individual file at the City.**