

**Georgia Housing and Finance Authority
 Georgia Dream NSP Purchase Program
 NSP – Notice to Seller
 For the Acquisition of Property with Federal Funds**

This Notice is for the property located at _____ between the following parties:

Buyer: _____ Address: _____

Seller: _____ Address: _____

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

-Voluntary Sale –

1. The Buyer does not have the authority to use eminent domain.
2. Because this is a voluntary transaction, the Buyer will not be able to acquire the property offered for sale if negotiations fail to result in an amicable agreement.
3. The Buyer will inform the Seller of the estimated Fair Market Value of the property prior to acquiring the property.
4. Even though federal funds will be used in the acquisition of the property, the Seller WILL NOT be entitled to any relocation benefits.
5. As of the date the contract was executed and/or any time thereafter, the property must be vacant.

-Environmental Requirements- The Neighborhood Stabilization Program (NSP) requires that the environmental effects of each activity carried out with Federal funds comply with the provisions of the U.S. Dept. of Housing and Urban Development's (HUD) regulations implementing the National Environmental Policy Act of 1969 (NEPA) and the related authorities listed in HUD's implementing regulations at 24 CFR Parts 58. An environmental review must be conducted considering Federal laws, authorities, and regulations which address noise, air quality, historic properties, floodplains, wetlands, water quality, solid waste disposal, man-made hazards, farmlands protection, wild and scenic rivers, coastal areas, endangered species and others.

In accordance with 24 CFR Part 58, recipients, owners, developers, sponsors or any other third party partners **CAN NOT** take any physical actions on a site, begin construction, commit, expend, or enter into any legally binding agreements that constitute choice limiting actions for any HUD or non-HUD funds before the environmental review process has been completed. **Any violation of the environmental statute of regulations will result in the immediate termination of the NSP funds reservation.**

-Purchase Discount- In accordance with NSP requirements, properties purchased with NSP funds must be acquired at a discount of a minimum of 1% from the current appraised value of the property. The appraised value of the property to determine the estimated Fair Market Value is \$_____.

Signature of Buyer _____ Date _____ Signature of Buyer _____ Date _____

Acknowledgement of Receipt by Seller**

Seller: _____ Date: _____

**** (Acknowledgement may be in the form of a signature, evidence of receipt by fax, or copy of time/date stamp evidencing receipt by Seller)**

For additional information, please contact:
 Patsy Hobbs at 404-679-0618 or Martha Forest at 404-679-0613