



# City of El Cajon

## VOLUNTARY ACQUISITION NOTICE

- Informational Notice -  
(to be submitted with an Offer to Purchase Real Property)

**Seller:**  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Date:** \_\_\_\_\_

**Dear Seller:**

This is to inform you that \_\_\_\_\_ (Buyer) is/are interested in acquiring property you own at (address) \_\_\_\_\_, El Cajon, CA \_\_\_\_\_ for occupancy under the First-Time Homebuyer Program which may receive funding assistance from the U.S. Department of Housing and Urban Development ("HUD") or from the El Cajon Redevelopment Agency ("Agency").

Please be advised that Buyer does not have authority to acquire your property by eminent domain. In the event the Buyer/Seller cannot reach an amicable agreement for the purchase of your property, Buyer will not pursue this proposed acquisition.

Buyer has offered/is willing to offer you \$\_\_\_\_\_ to purchase your property. Buyer believes this amount represents the current market value of your property and is based on sales comparables, current listings, the amount Buyer can reasonably afford to pay, or other information. This offer value amount will be verified and if an appraisal determined the value is less, the offer amount may be reduced. Please contact Buyer at your convenience if you have questions about the Purchase Offer submitted.

In accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act ("URA") and the Relocation Assistance And Real Property Acquisitions Guidelines ("Guidelines"), owner-occupants who move as a result of a voluntary acquisition are not eligible for relocation assistance.<sup>1</sup> In addition, the City First-Time Homebuyer Program can only be used if the acquired property is owner-occupied, vacant or occupied by the acquiring buyer upon initiation of negotiations and after, therefore any relocation costs incurred due to a tenant who is displaced for this project, which has not accurately been disclosed, will be the responsibility of the Seller and not the City of El Cajon or El Cajon Redevelopment Agency. Initiation of Negotiations includes: the date of submission of any verbal or written offer to purchase property and the date of application to the City of El Cajon for assistance to purchase the property above.

If you have any questions about this notice or the proposed acquisition, please contact the City of el Cajon, Department of Redevelopment and Housing, at (619) 441-1710.

**Buyer:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
**Buyer:** \_\_\_\_\_ **Phone:** \_\_\_\_\_

### ACKNOWLEDGEMENT

I (We) acknowledge receipt of this declaration prior to, at, or after presentation of the purchase offer. If received after presentation of the purchase offer, I (We) choose not to withdraw from the agreement.

**Seller:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
**Seller:** \_\_\_\_\_ **Phone:** \_\_\_\_\_

<i>Date Notice Sent to Seller:</i>		<i>Certified Mail or Personal Delivery:</i>	
<i>Delivery Confirmation Rcvd:</i>		<i>Delivery Date:</i>	

<sup>1</sup> Tenant-occupants displaced as a result of a voluntary acquisition may be entitled to URA or other relocation assistance and must be so informed per 49 CFR 24.2(a)(15)(iv) Initiation of negotiations and 49CFR 24 Appendix A.