



**ADDENDUM TO SALES AGREEMENT**  
**Notice of Voluntary Arm's Length Transaction**  
**CHAP - FORM 2**



***This addendum is required for funding under the Clackamas Homebuyer Assistance Program and must be received prior to our scheduling a CHAP inspection.***

***All buyer and seller signatures must be on the same form. Copy accepted.***

**ADDENDUM Number:** \_\_\_\_\_ **to Sales Agreement dated:** \_\_\_\_\_

**Seller(s):** \_\_\_\_\_

**Buyer(s):** \_\_\_\_\_

**Address of property:** \_\_\_\_\_

The Buyer wishes to purchase the property identified above if a satisfactory agreement can be reached. The Buyer may use federal funds to acquire the property. The information contained in this addendum is being disclosed to meet the requirements of the federal Uniform Relocation and Real Property Acquisition Policies Act of 1970, as amended (URA).

This form must be executed before Clackamas County agrees to fund the CHAP loan for the purchase of the property. The Seller and Buyer acknowledge and agree that the Sales Agreement is subject to and shall be completely contingent upon the following:

1. This transaction is considered a voluntary acquisition under the URA.
2. The Buyer does not have the right of eminent domain. The Seller's property will not be acquired through condemnation.
3. Buyer will not acquire the property offered for sale if negotiations fail to result in a satisfactory agreement.
4. The fair market value will be determined by an Oregon-licensed appraiser. The cost of the appraisal will be the responsibility of the Buyer. The Buyer will inform the Seller in writing<sup>1</sup> of the fair market value of the property when it is established.
  - a. The final purchase price will be the lesser of the fair market value or the agreed upon purchase price in the attached purchase option or sales agreement.
  - b. The Seller may withdraw from the transaction if the fair market value is more than the agreed upon purchase price.

5. The property is currently occupied by (check only one):

☐ Seller (Owner)\*

☐ Buyer

☐ Other tenants

☐ Vacant

\*Owner occupants are not eligible for relocation assistance under the URA.

<sup>1</sup> CHAP form 07

<b>ADDENDUM ACCEPTANCE</b>
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The Buyer and Seller understand that if the conditions of this Addendum are not met, either party may terminate the Sales Agreement Contract by notifying the other party by certified mail, return-receipt requested, that the Contract is terminated.

The Buyer and Seller:

- 1) Voluntarily accept the conditions of this Addendum; and
- 2) Agree to amend the Sales Agreement Contract to include this Addendum.

\_\_\_\_\_  
Signature of Seller

\_\_\_\_\_  
Signature of Buyer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

<b>OR NON-ACCEPTANCE AND TERMINATION</b>
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The Seller and/or Buyer understand the conditions of this Addendum and do not wish to amend the Contract for the property identified in this Addendum. The Seller and/or Buyer wish to terminate the Contract dated \_\_\_\_\_. The Seller and/or Buyer will notify the other party by certified mail, return receipt requested, that the Contract is terminated.

\_\_\_\_\_  
Signature of Seller

\_\_\_\_\_  
Signature of Buyer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

After signing this Addendum please return with CHAP application packet to:

**Clackamas County Community Development Division  
2051 Kaen Road  
Oregon City, Oregon 97045**