

AFFIDAVIT

TENANT OPPORTUNITY TO PURCHASE

STATE OF _____)

to wit:

COUNTY OF _____)

The undersigned, being duly sworn according to law, deposes and says:

1. The undersigned is the _____ of _____ (“Purchaser”) under contract for sale (the “Contract”) by and between _____ (“Seller”) and Purchaser dated _____. The Contract is for the sale of the property described in Exhibit A attached hereto and incorporated herein by this reference (the “Property”).

2. In connection with the sale of the Property to Purchaser, a title policy will be issued by Stewart Title Guaranty Company pursuant to the terms of that certain Commitment No. _____.

3. I am aware that pursuant to the terms of the Rental Housing Conversion and Sale Act of 1980, as amended (the “Act”), tenants at the Property have (i) a right to enter into negotiations for the purchase of the Property and acquire it from the Seller (the “Tenant Purchase Right”), and (ii) the right to acquire the Property pursuant to the same terms and conditions as are contained in the Contract (the “Tenant Right of First Refusal”).

4. Attached hereto as Exhibit B and incorporated herein by this reference is a full and complete list of all persons who are currently tenants at the Property or who have been tenants at the Property during the prior six (6) months (the “Tenants”). All Tenants were given all notices required pursuant to the terms of the Act and after review and appropriate consultation, have elected not to exercise any of the rights contained in the Act specifically including, but not limited to, the Tenant Purchase Right and the Tenant Right of First Refusal. No Tenant of tenant association is asserting a claim of any rights under the Act or asserting that the transaction by which Seller is selling the Property to Purchaser is not being conducted in such a way as to extinguish all rights of Tenant or such tenant association under the Act including the Tenant Purchase Right and the Tenant Right of First Refusal.

5. There is no pending or threatened litigation arising under or relating to the Act in connection with the sale of the Property.

6. This affidavit is given to induce Stewart Title Guaranty Company to issue its policy or policies of title insurance with full knowledge that it will be relying upon the accuracy of same.

The undersigned certifies under penalty of perjury that the foregoing is true and correct.

By: _____
Name: _____
Address: _____

Subscribed and sworn to before me this _____ day of _____, 200_.

Notary Public

My Commission Expires: _____