

DECLARATION

As the prospective purchaser or as an authorized agent of the prospective purchaser of real property located at [insert property address or location] (the “Property”), I, [insert name of person signing below], declare that the bid to purchase the Property satisfies the following “eligible bidder” requirements under Section 2924p(b)(2) of the California Civil Code:

(Please check the box that applies)

I am a natural person who is purchasing the Property as my primary residence and who declares the following:

- (i) I will occupy the Property as my primary residence within 60 days of the trustee’s deed being recorded;
- (ii) I will maintain the occupancy for at least one year;
- (iii) I am not any of the following:
 - (a) A mortgagor or trustor;
 - (b) A child, spouse, or parent of the mortgagor or trustor;
 - (b) A grantor of a living trust that was named in the title to the property when the notice of default was recorded;
 - (c) An employee, officer, or member of the mortgagor or trustor; or
 - (d) A person with an ownership interest in the mortgagor, unless the mortgagor is a publicly traded company; and
- (iv) I am not acting as the agent of any other person or entity in purchasing the Property.

The prospective purchaser, [insert name of prospective purchaser], is a nonprofit corporation under Section 2924p(b)(2)(B) of the California Civil Code that satisfies the following requirements:

- (i) The nonprofit corporation has a determination letter from the Internal Revenue Service affirming its tax-exempt status pursuant to Section 501(c)(3) of the Internal Revenue Code and is not a private foundation as that term is defined in Section 509 of the Internal Revenue Code;
- (ii) The nonprofit corporation is based in California;
- (iii) All of the board members of the nonprofit corporation have their primary residence in California; and,
- (iv) The primary activity of the nonprofit corporation is the development and preservation of affordable rental or home ownership housing in California.

The prospective purchaser, [insert name of prospective purchaser], is a community land trust based in California, as defined in clause (ii) of subparagraph (C) of paragraph (11) of subdivision (a) of Section 402.1 of the Revenue and Taxation Code.

The prospective purchaser, [insert name of prospective purchaser], is a limited-equity housing cooperative, as defined in Section 817 of the California Code, that is based in California.

The prospective purchaser, [insert name of prospective purchaser], is the State of California, the Regents of the University of California, a county, city, district, public authority, or public agency, or another political subdivision or public corporation in the State of California.

I declare under penalty of perjury of the State of [state where executed] that the foregoing is true and correct:

(Signature)

Click or tap here to enter text.
(Date and Place)