

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)