

Re: Project No.:  
Project Name:  
C.N.:  
Tract No.:  
Name:

Dear \_\_\_\_\_ :

We have completed a Relocation Study and have determined that you, as partial owner-occupant, for at least 180 consecutive days prior to the initiation of negotiations on this tract, are eligible for relocation assistance payments provided that you purchase/rent and occupy a decent, safe, and sanitary dwelling within one year.

These relocation assistance payments, made after your move, include:

- A. You are eligible for reimbursement of your moving costs and certain related moving expenses. You may choose to be paid by:
  - 1. Commercial Move – performed by a professional mover; **or**
  - 2. Self Move – a move that may be performed by you in one or a combination of the following methods:
    - a. Fixed Residential Moving Cost Schedule – the schedule used in Nebraska has been approved by the Federal Highway Administration and the amount is \_\_\_\_\_ ; **or**
    - b. Actual Cost Move – supported by receipted bills for labor and equipment. Hourly labor rates should not exceed the cost paid by a commercial mover. Equipment rental fees should be based on the actual cost of renting the equipment but not exceed the cost paid by a commercial mover.
  
- B. The amount of your replacement housing payment will be the lesser of:
  - 1. A replacement housing payment (RHP) of \$ \_\_\_\_\_ provided that you purchase and occupy a decent, safe and sanitary dwelling with a total cost of \$ \_\_\_\_\_. The RHP is the difference between the amount our study indicated that a decent, safe and sanitary comparable replacement dwelling will cost \$ \_\_\_\_\_ and the amount that you were paid for your home \$ \_\_\_\_\_. You may purchase a dwelling in excess of \$ \_\_\_\_\_, however, the RHP will remain the same. Should you purchase a dwelling for less than \$ \_\_\_\_\_, the RHP will be the difference between the amount you were paid for your home and the amount you actually paid for your replacement dwelling. In addition, if your home is acquired through the process of eminent domain

and the acquisition price is increased, your RHP will be reduced by the amount of that increase; or

2. The difference between your share of acquisition cost and the actual cost of the replacement dwelling that you select.

(Use/Delete) Use when rent supplement is offered, delete 1st "B" paragraph & 1st "C" paragraph

- B. A maximum rental replacement housing payment of \$ \_\_\_\_\_ provided that you rent and occupy a dwelling with a monthly rent and utility cost (rental cost) of \$ \_\_\_\_\_. A rental replacement housing payment is the difference between the rental cost our study indicated a decent, safe and sanitary comparable replacement dwelling will cost and the rental cost you incurred at your subject dwelling; times 42 months. You may rent a dwelling with a rental cost in excess of \$ \_\_\_\_\_, a month, however, the maximum rental replacement housing payment will remain at \$ \_\_\_\_\_; Should you elect to rent a dwelling with a rental cost of less than \$ \_\_\_\_\_ a month, the payment will be the difference between the amount you will pay for rent and utilities at your replacement dwelling and the amount you were paying for rent and utilities at the subject; times 42 months; OR

(Use/Delete) Use when 1st "B" paragraph is used, delete 2nd "B" & 2nd "C" paragraphs

- C. A maximum rental replacement housing payment to be computed should you elect to rent and occupy a replacement dwelling. This rental replacement housing payment may not exceed \$5,250.00.

(Use/Delete) Use when 2nd "B" paragraph is used, delete 1st "B" & 1st "C" paragraphs

- C. A maximum replacement housing payment to be computed, should you elect to purchase and occupy a replacement dwelling. This replacement housing payment may not exceed \$22,500.00.
- D. Reimbursement for certain eligible incidental expenses actually incurred during the purchase of a replacement dwelling.
- E. You may be eligible for reimbursement on an annual basis for any increase in your real property taxes for a period of three years. Eligibility for this payment will be determined by procedures established by the Department of Roads.

(Use/Delete) Use when the displacee has a mortgage on subject @ higher interest rate than subject, delete 2nd "F" paragraph

- F. An amount which would compensate you for the loss of favorable financing on the purchase of replacement housing provided that your present dwelling is encumbered by a bona fide mortgage which has been a valid lien on the property for at least 180 days. This payment, when added to the downpayment on your replacement property, is designed to reduce your replacement mortgage to an amount which can be amortized at the same monthly payment, for principal and interest, over the remaining term on the old mortgage. This is commonly known as the "buydown" amount.

Use or delete      Your ESTIMATED PAYMENT is \$      . The payment is based on the following facts:

- 1. Remaining mortgage balance      \$
- 2. Remaining term, in months
- 3. Interest rate      %
- 4. Current prevailing interest      %
- 5. Discount point(s)      %
- 6. Loan origination fee      %

If any of these facts change, the amount of your ESTIMATED PAYMENT will need to be recalculated to arrive at the new payment.

Your ESTIMATED PAYMENT of \$      is described as follows:

- 1. Amount for buydown      \$
- 2. Amount for discount point(s)      \$
- 3. Amount for loan origination fee      \$

In order to be eligible for this ESTIMATED PAYMENT, you must obtain a mortgage with the following conditions:

- 1. Mortgage balance      \$
- 2. Interest rate      %
- 3. Term, in months

(Use/Delete) Use when the displacee has a mortgage on subject & lower interest rates than subject are available, delete 1st "F" paragraph

F. Your estimated payment is \$      . There are home mortgage interest rates available, at or below your present interest rate. You will be entitled to reimbursement of the loan origination fee. This reimbursement is one percent of the lesser of your new mortgage balance or the remaining balance of your old mortgage, provided you actually incur this expense.

The housing payment, which was described earlier, was based on a property for      located at      which was available on      .

In addition to the above described monetary benefits, the relocation agent presenting this letter to you is offering his/her services to assist you in locating or obtaining replacement housing. If you wish to accept this assistance, please contact the relocation agent.

Included with this letter is our "Your Rights Under Title VI" brochure, which you should review at your convenience and a "Civil Rights Survey" that if you wish we would like you to complete and return in the enclosed postage paid envelope. Your completion of this survey is completely voluntary.

Name  
Date  
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The relocation agent presenting this letter to you will provide an explanation of the above and answer any questions you may have concerning relocation assistance.

Sincerely,

Roger Ripley  
Chief Negotiator/Relocation Supervisor  
Right of Way Division

RR/

xc: File