

Gift Letter

Dear Homebuyer:

After **JVS**, a non-profit organization, receives a signed copy of this letter and other necessary documentation from your lender, we will transfer your gift funds to your settlement agent on the day of your scheduled closing. We will be providing you with a gift in the amount of \$_____, to use towards the purchase of your home. This money comes directly from **JVS**'s own funds. No portion of this gift has come from any person or entity with an interest in the sale of the property, including the Seller, Real Estate agent or Broker, Builder, Loan Officer or any entity associated with them.

Please read the following certification carefully before you sign this letter:

Purchaser certification:

I/We, the purchaser(s), certify and attest that I/we have completed all of the necessary requirements to qualify me/us for the **JVS** DOWNPAYMENT ASSISTANCE PROGRAM and to purchase a home enrolled in the program. I/We recognize and understand that **JVS** is under no obligation to provide me/us with a gift. I/We further recognize and understand that funds are subject to availability, and that funds and settlement may be delayed through circumstances beyond the control of **JVS**. I/We further hold **JVS** harmless from any costs and damages that may be incurred from any delays due to **JVS** funding of this gift. I/We understand and agree that **JVS** does not warrant the subject property in any way, express or implied.

To the best of my/our knowledge, I/we are not related to any officer or trustee of **JVS**. Any business relationship with **JVS** is described below:

I/We, the undersigned buyer(s), instruct the closing agent or escrow officer to use the **JVS** gift funds towards the purchase of the Property located at: _____ in _____ County (Referred to herein as or my/our "home"). I/We acknowledge that in the event I/We are unsuccessful in obtaining a loan or the loan does not fund for any reason within seven (7) days after the gift funds are received by the closing office, I/We irrevocably instruct and authorize the closing agent or escrow office to return all Gift Funds to **JVS** without recourse. I/We further irrevocably instruct and authorize the closing agent or escrow office to return to **JVS** without recourse any gift funds which I/We do not use at a closing for any reason.

I/We understand that I/We are under no obligation to repay any amount of the DOWNPAYMENT ASSISTANCE gift from **JVS**, a non-profit organization, for the purchase of my/our home.

Signed: _____
Home buyer Date

Home buyer Date

JVS



Signed:
Barbara Nurenberg
President JVS