

**AGREEMENT FOR PURCHASE AND SALE  
AND ESCROW INSTRUCTIONS**

**THIS AGREEMENT FOR PURCHASE AND SALE AND ESCROW INSTRUCTIONS** (the "Agreement"), dated this 15<sup>th</sup> day of May, 2013, is made and entered into by and between Santa Fe County Housing Authority, a political subdivision of the State of New Mexico, whose address is 52 Camino de Jacobo, Santa Fe, New Mexico 87507 (hereinafter the "Seller") and Natalie Montoya, a single woman, whose address is 1218 Senda del Valle, Unit B, Santa Fe, New Mexico 87507 (hereinafter the "Buyer").

**NOW, THEREFORE**, in consideration of the mutual promises, covenants and conditions hereinafter set forth, Buyer and Seller now agree as follows:

1. **DEFINITIONS.** As used in this Agreement and any exhibits annexed hereto, the following terms shall have the following meanings.

1.1. Cash: Cash shall mean legal tender of the United States, or a cashier's check or wire transfer of current funds into a bank account designated by Seller.

1.2. Closing Date: Unless otherwise extended by written agreement of the parties, the Closing Date shall be no more than thirty (30) days following the completion of the Inspection Period provided all conditions precedent have been fulfilled.

1.3. County: Santa Fe County, a political subdivision of the State of New Mexico.

1.4. Day. The term "day" as used herein means a calendar day and the term "business day" means any day other than a Saturday, Sunday or legal holiday under the laws of the State of New Mexico.

1.5. Deed. A Special Warranty Deed.

1.6. Effective Date: The date that this Agreement is signed by the last of Seller or Buyer.

1.7. Escrow Agent: Stewart Title, 433 Paseo de Peralta, Santa Fe, New Mexico 87501.

1.8. Hazardous Materials: Hazardous Materials are defined in Paragraph 6.1.7.

1.9. Inspection Period: The period commencing on the Effective Date and terminating on the thirtieth (30<sup>th</sup>) day after the Effective Date, during which time Buyer may conduct the Review described in Section 4, below, subject to Buyer's right to extend the Inspection Period by thirty (30) days as provided herein.

1.10. Materials: All documents and reports concerning the Property to be provided by Seller to Buyer as provided in Paragraph 4.1.

1.11 Property: 76 Carson Valley Way, Santa Fe, New Mexico 87507, with a legal description as follows: “All of Lot 3 as shown on Plat of Survey entitled “Turquoise Trail Subdivision South Phase”, filed April 14, 2006, for record as Document Number 1428730 appearing in Plat Book 620 at page 26, records of Santa Fe County, New Mexico.” Water and mineral rights are not included.

1.12 Purchase Price: The amount set forth in Section 2.2 of this Agreement.

1.13 Review: Buyer’s inspection of the Property including the review of studies, investigations, reports, lot configuration and all other evaluative investigations or studies deemed advisable by Buyer and to be conducted by Buyer during the Inspection Period.

1.14: Seller: Santa Fe County Housing Authority  
Katherine Miller, County Manager  
52 Camino de Jacobo  
Santa Fe, New Mexico 87507

1.15: Buyer: Natalie Montoya  
1218 Senda del Valle Unit B  
Santa Fe, New Mexico 87507

1.16: Title Policy: An Owner’s Policy of Title Insurance with endorsements and exceptions acceptable to Buyer.

## **2. PURCHASE AND SALE OF THE PROPERTY.**

2.1 Purchase and Sale. Seller agrees to sell, convey, assign, transfer and deliver to Buyer free and clear of all claims, encumbrances, leases, debts, liabilities, obligations and the like, other than those disclosed in the title commitment and final policy, and Buyer agrees to purchase from Seller the Property, for the price and upon all the terms and conditions set forth in this Agreement.

2.2 Purchase Price. The Purchase Price is One Hundred and Sixty Five Thousand Dollars (\$165,000.00). One Hundred Forty Two Thousand and Two Hundred Fifty Dollars (\$142,250.00) shall be paid in cash by Buyer from the Buyer’s own funds, including proceeds from a first mortgage loan, down payment assistance from the County, if granted, and other Buyer funds, and Twenty Two Thousand and Seven Hundred Fifty Dollars (\$22,750.00) shall be paid in cash by County as an additional subsidy loan, if granted.

2.3 County Affordability Mortgage and Lien. If the County agrees to provide an additional subsidy loan secured by an affordable mortgage and affordable note in the principal amount of Twenty Two Thousand and Seven Hundred Fifty Dollars (\$22,750.00), the Buyer agrees, at closing, to execute an affordable mortgage and note in favor of the County. Buyer understands that this assistance is a loan and must be repaid to the County according to the terms of the note and mortgage. This affordable mortgage shall be in third position behind the first mortgage and the mortgage and note securing the down payment assistance.

2.4 Down Payment Assistance Note and Mortgage. If the County agrees to provide down payment assistance to the Buyer for the purchase of subject property, Buyer agrees, at closing, to execute a note and second mortgage in favor of the County. The County understands that the Buyer is requesting down payment assistance in the amount of Fifteen Thousand Dollars (\$15,000.00). Buyer understands that this assistance is a loan and must be repaid to the County according to the terms of the note and mortgage.

2.5 Personal Property Included. The Property will include the following, if existing on the Property, unless excluded as stated in Section 2.6: smoke, fire, security and water conditioning systems (if owned by Seller); heating, ventilating and air conditioning systems; landscaping; sprinklers/irrigation equipment; storm windows and doors, screens, window coverings and rods; TV antennas, satellite dishes and receiver with access card (if owned by Seller and if transferable); light fixtures; ceiling fans; range; oven; dishwasher; garbage disposal; attached mirrors; attached floor coverings; awnings; mailboxes; fireplace grate and screen; garage door openers and controls; outdoor plants and trees; washer and dryer; microwave; and refrigerator.

2.6. Personal Property Excluded. The following items are excluded from the sale:

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### 3. TITLE AND SURVEY.

3.1. Procedure for Approval of Title. Within five (5) business days after the Effective Date of this Agreement, Seller shall deliver to Buyer a commitment for an Owner's Title Insurance Policy showing title to the Property in Seller and proposing to insure the Buyer in the amount of the Purchase Price and issued by the Escrow Agent along with legible copies of all underlying documents referred to therein. The commitment and all matters affecting title to, or use of, the Property shall be subject to Buyer's approval or disapproval in writing on or before the conclusion of the Inspection Period, as follows: If Buyer shall fail to approve the commitment, any exceptions, the survey (as hereinafter defined) and any of the other title matters with respect to the Property by written notice given to Seller on or before the conclusion of the Inspection Period, the condition of title to the Property shall be deemed disapproved by Buyer. If, before the conclusion of the Inspection Period, Buyer shall disapprove by written notice any particular matter affecting title to the Property or the condition of the property, Seller may, at Seller's discretion, agree to use its best efforts to eliminate promptly (but in no event later than ten (10) days after such notice) such disapproved matter. If Seller does not agree to eliminate such disapproved matter by written notice thereof to Buyer within ten (10) days, Buyer shall have the right to waive its prior disapproval, in which event such previously disapproved matter shall be deemed approved. If Buyer shall fail to waive its prior disapproval before the conclusion of the Inspection Period or the date ten (10) days after the Buyer's notice of disapproval if after the conclusion of the Inspection Period, then (a) such disapproval shall remain in effect; (b) this Agreement and the escrow shall thereupon be terminated; (c) the Escrow Agent shall immediately return all documents to the parties; and (d) the parties shall be relieved of any further obligation to each other with respect to this Agreement and the Property.

Both parties agree to execute promptly those documents reasonably requested by Escrow Agent to evidence termination of this Agreement.

3.2. Buyer's Title Policy. Buyer's title to the Property shall be evidenced by an Owner's Policy of Title Insurance, paid for by Buyer and reasonably acceptable to Buyer and including such other endorsements as are available in New Mexico and as Buyer reasonably requires, for the purchase of the Property insuring Buyer, as owner of fee title to the Property free and clear of all liens, encumbrances, leases, debts, liabilities, obligations and the like, subject only to any matters approved or waived by Buyer.

3.3. Survey. Within ten (10) days after the Effective Date, Buyer shall pay for a survey procured by Seller, sufficient to cause the Title Company to remove Survey Title Exceptions from the title policy.

#### 4. INSPECTION AND REVIEW.

4.1. Review. Immediately upon the Effective Date, Seller shall make available to Buyer all documents ("the Materials"), presently available to Seller or within their control concerning the Property, including without limitation:

- (a) any leases, easements, reservations, conditions, covenants, restrictions, rights-of-way, homeowners association material and other documents, whether recorded or unrecorded and surveys;
- (b) any subdivision plans and floor plans currently available to Seller;
- (c) County assessed value and property taxes levied in the previous year on the Property;
- (d) declaration of Covenants, Conditions and Restrictions recorded against the property and Bylaws, Design Guidelines and other related information for the Turquoise Trail Homeowners Association.
- (e) note and mortgage documents to be used by the County to secure the down payment assistance loan and the other subsidy loan provided to the Buyer at closing.
- (f) a Housing Quality Standards (HQS) inspection that is prepared per Department of Housing and Urban Development regulations and which discloses pertinent information on the building.

Buyer acknowledges the receipt of the documents referenced in (a), (b), (c), (d), (e) and (f) above by initialing here. \_\_\_\_\_

Both parties agree to execute promptly those documents reasonably requested by Escrow Agent to evidence termination of this Agreement.

3.2. Buyer's Title Policy. Buyer's title to the Property shall be evidenced by an Owner's Policy of Title Insurance, paid for by Buyer and reasonably acceptable to Buyer and including such other endorsements as are available in New Mexico and as Buyer reasonably requires, for the purchase of the Property insuring Buyer, as owner of fee title to the Property free and clear of all liens, encumbrances, leases, debts, liabilities, obligations and the like, subject only to any matters approved or waived by Buyer.

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- (b) any subdivision plans and floor plans currently available to Seller;
- (c) County assessed value and property taxes levied in the previous year on the Property;
- (d) declaration of Covenants, Conditions and Restrictions recorded against the property and Bylaws, Design Guidelines and other related information for the Turquoise Trail Homeowners Association.
- (e) note and mortgage documents to be used by the County to secure the down payment assistance loan and the other subsidy loan provided to the Buyer at closing.
- (f) a Housing Quality Standards (HQS) inspection that is prepared per Department of Housing and Urban Development regulations and which discloses pertinent information on the building.

Buyer acknowledges the receipt of the documents referenced in (a), (b), (c), (d), (e) and (f) above by initialing here.     NM

Buyer has commenced and may continue, at their cost and expense, their own investigation of the Property and the suitability of the Property for Buyer's purposes ("the Review"). Such investigation may include, without limitation a review of "the Materials," a study of the feasibility of Buyer's acquisition of the Property, and other matters related to building inspection, including but not limited to the following: structural integrity, electrical, heating/air conditioning, plumbing, roof, lead-based paint evaluation, pool/spa/hot tub equipment, wood destroying insects, dry rot, radon, mold, square foot measurement, water and sewer line inspections, phase one environmental inspection and soil tests. It is strongly recommended that Buyer make any other investigations that Buyer may deem necessary or appropriate under the circumstances, in Buyer's sole and absolute discretion. Buyer, in their sole discretion, may terminate the contract during the inspection and all documents belonging to Buyer and in Seller's possession shall be returned to Buyer. If this Agreement is terminated without any material breach of this Agreement by Seller, Buyer shall return the Materials to the Seller.

Buyer understands that although conditions and defects are often difficult to locate and discover, all real property and improvements contain defects and conditions which may not be readily apparent and which may affect the value or desirability of the Property. Buyer acknowledges Buyer's own affirmative duty to exercise reasonable care to protect themselves in all matters regarding inspection of the Property.

4.2. License to Enter. Seller hereby grants to Buyer, their employees and agents, a non-exclusive license to enter onto the Property during the pendency of this Agreement to conduct, at Buyer's expense, the Review during the Inspection Period. Buyer shall not interfere with Seller's uses of the Property and will enter any leased premises only with the Seller's and any tenant's permission.

4.3. Approval of Review. This purchase shall be subject to Buyer's approval or disapproval, in Buyer's sole and absolute discretion, until 5:00 p.m. (MST) on the date of the termination of the Inspection Period. Buyer shall provide written notice of disapproval to Seller and Escrow Agent on or before the termination of the Inspection Period. In the event Buyer provides written notice of disapproval to Seller and Escrow Agent, then: (a) the Materials shall be returned to Seller; (b) this Agreement shall be deemed terminated and the escrow canceled; and (c) the parties shall be relieved of any further obligations to each other with respect to the purchase and sale of the Property. Buyer's failure to provide written notice of disapproval shall be deemed an approval of the Review. Both parties shall execute promptly those documents reasonably requested by Escrow Agent or the other party to evidence termination of this Agreement.

4.4. Inspection Period, Extension. The Inspection Period shall begin on the date this Agreement is executed and shall extend thirty (30) days. The Inspection Period may be extended by Buyer upon written notice to Seller at any time prior to the conclusion of the thirty (30) day period for an additional thirty (30) days, in Buyer's sole and absolute discretion, to continue the Review.

## 5. CONDITIONS TO PERFORMANCE OF AGREEMENT; REMEDIES

5.1. Conditions to Buyer's Obligations. Buyer's obligation to purchase the Property is conditioned upon satisfaction (or waiver in writing by Buyer) of each of the following conditions, even if the failure of any condition occurs after the Inspection Period:

5.1.1. All representations and warranties made by Seller in this Agreement shall be complete and accurate at and as of the Closing Date;

5.1.2. Buyer shall have approved the purchase on or before the termination of the Inspection Period (or the extension thereof);

5.1.3. Seller shall deliver a Deed to the Property and such other documents as are sufficient to convey title to the Property to Buyer. The Deed shall be in a form that is reviewed by and acceptable to Buyer prior to closing;

5.1.4. The Escrow Agent has irrevocably committed in writing to issue the Title Policy in form and content required under the commitment approved by Buyer;

5.1.5. The conditions set forth in Paragraph 6.1 below shall have been satisfied;

5.1.6. Seller shall have removed all personal property, trash, debris and materials from the Property to the satisfaction of the Buyer prior to the Closing Date.

5.1.7. Buyer receives down payment assistance secured by a note and mortgage from the County in an amount of Fifteen Thousand Dollars (\$15,000.00); Buyer receives an additional subsidy loan secured by a County Affordability Mortgage and Note in an amount of Twenty Two Thousand and Seven Hundred Fifty Dollars (\$22,750.00); and Buyer receives a conventional loan from a private lender up to an amount of One Hundred Thirty Four Thousand Dollars (\$134,000.00).

5.1.8. Buyer shall not be obligated to complete the purchase of the Property if the purchase price exceeds the current estimated market value as established by a real estate appraiser approved by the lender.

5.1.9. Seller shall have repaired the cracked grout at the entry way, installed caulking on the counter top in the kitchen, and repaired the broken outside glass pane on the rear sliding door.

5.2. Conditions to Seller's Obligations. Seller's obligation to sell the Property to Buyer is conditioned upon satisfaction (or waiver in writing by Seller) of each of the following conditions:

5.2.1. All representations and warranties made by Buyer in this Agreement shall be complete and accurate at and as of the Closing Date;

5.2.2. Buyer's delivery of the Purchase Price for the Property and all other funds and documents required of Buyer to comply with its obligations hereunder; and

5.2.3. The conditions set forth in Paragraph 6.2 below.

5.2.4. Buyer certification that the Property shall be used as Buyer's primary residence; by signing this purchase agreement, Buyer certifies that the Property shall be used as Buyer's primary residence.

5.2.5. Buyer's execution of a note and mortgage securing the down payment assistance provided by the County and Buyer's execution of an affordable note and affordable mortgage securing the additional subsidy loan that may be provided by the County.

5.3. Material Breach – Remedies.

5.3.1. Seller's Breach. In the event Seller commits any material breach of this Agreement and fails to cure such material breach within ten (10) days following Buyer's written notice to Seller describing such breach and what cure is deemed necessary, then Buyer, at their option, upon ten (10) days written notice to Seller and Escrow Agent, may elect to: (a) terminate this Agreement in which case Seller shall be obligated to reimburse Buyer for its reasonable and necessary out-of-pocket costs and expenses incurred pursuant to this Agreement, or (b) waive such material breach and proceed to close; provided, however, that if Seller refuses (or is unable due to Seller's deliberate act or omission) to sign and deliver the Deed or to sign and deliver any other document which Seller is required to sign and deliver, then Buyer, in addition to its option to terminate this Agreement or to waive Seller's breach as provided above, shall also have the option to seek specific performance (if the remedy of specific performance is available) of Seller's agreement to sign and deliver the Deed and other documents required to be signed and delivered by Seller at closing; or (c) pursue an action for damages.

If Buyer elects to terminate this Agreement, (a) the escrow shall be cancelled; and (b) all documents shall be returned to the parties which deposited them in Escrow.

5.3.2. Buyer's Breach. In the event Buyer commits any other material breach of this Agreement, and in each case fails to cure such material breach within ten (10) days following Seller's written notice to Buyer describing such breach and what cure is deemed necessary, then Seller, at its option and as its sole remedy, upon ten (10) days written notice to Buyer and Escrow Agent, may elect either to terminate this Agreement or to waive the material breach and proceed to closing. If Seller elects to terminate this Agreement:

- (a) the escrow shall be canceled;
- (b) the Buyer shall return the Materials to the Seller; and
- (c) all other documents shall be returned to the parties who prepared or deposited them.

## 6. REPRESENTATIONS, WARRANTIES AND MUTUAL COVENANTS.

### 6.1. Representations and Warranties of Seller.

Seller hereby represents and warrants to Buyer that the following statements are true and correct as of the date hereof and shall be as of the Closing Date, and the truth and accuracy of such statements shall constitute a condition to all of Buyer's obligations under this Agreement:

6.1.1. Seller has full right, power and authority to enter into this Agreement for the sale of the Property and all documents contemplated hereby or delivered or to be delivered in connection herewith and to perform its obligations hereunder;

6.1.2. The sale of the Property has been authorized by all necessary action on the part of Seller, and the persons who have executed and delivered this Agreement and all other instruments required under this Agreement on behalf of Seller have been duly authorized to execute the same on behalf of Seller;

6.1.3. Seller is not in breach or violation of, and the execution, delivery and performance of this Agreement will not result in a breach or violation of, any of the provisions of Seller's operating agreement, as amended to the date of this Agreement, or other governing documents or any agreement to which it is a party or otherwise bound, or constitute a violation of any law, rule, regulation or any court order or decree applicable to Seller or result in acceleration of any lien or encumbrance upon the Property or any part thereof, except for such rights of acceleration that may arise under a mortgage upon a conveyance of the Property;

6.1.4. This Agreement for the sale of the Property is the legal, valid and binding obligation of Seller enforceable against Seller in accordance with its terms, except in each case as such enforceability may be limited by general principles of equity, bankruptcy, insolvency, moratorium and similar laws relating to creditors' rights generally;

6.1.5. There is no action, claim, litigation, proceeding or governmental investigation pending against Seller or the Property or, to Seller's best knowledge, threatened, against Seller which might directly or indirectly, have a material adverse effect upon the use, title, operation or development of the Property;

6.1.6. Seller has received no written notice or, to Seller's best knowledge, oral notice of any proposed or contemplated condemnation of the Property, or any part thereof, and Seller has received no written notice or, to Seller's best knowledge, oral notice of the intent or desire of any governmental or public or private authority or public utility to appropriate or use the Property, or any part thereof;

6.1.7. Neither Seller nor, to Seller's best knowledge, any other person has used, generated, manufactured, stored or disposed of, on or under the Property or any part thereof, or in the immediate vicinity thereof, or transferred to or from the Property or any part thereof, any "Hazardous Materials." For purposes of this Agreement, "Hazardous Materials" are defined as any radioactive materials, hazardous waste, toxic substances, petroleum products or by-products,

or any other materials or substances which under federal, state or local statute, law, ordinance, governmental regulation or rule would require Buyer's removal, remediation or clean up, including, without limitation, substances defined as "extremely hazardous substances," "hazardous substances," "hazardous materials," "hazardous waste," or "toxic substances" in the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. §9601, *et seq.*; the Emergency Planning and Community Right-To-Know Act, 42 U.S.C. §§11001-11050; the Hazardous Materials Transportation Act, 49 U.S.C. §1801, *et seq.*; the Resources Conservation and Recovery Act, 42 U.S.C. §6901, *et seq.*; and in the regulations adopted and publications promulgated pursuant to said laws; together with any substance, product, waste or other material of any kind or nature whatsoever which may give rise to liability under any federal, state or local law, ordinance, rule or regulation relating thereto, or under any statutory or common law theory based on negligence, trespass, intentional tort, nuisance or strict liability, or under any reported decision of any federal or state court.

6.1.8. There are no leases, oral or written, or claims to occupy the Property.

6.1.9 Seller shall deliver a Deed of the Property sufficient to convey good marketable title to the Property in fee simple, free and clear of any and all liens and encumbrances and as otherwise provided in this Agreement.

6.2. Representations and Warranties by Buyer. Buyer hereby represents and warrants to Seller that the following statements are true and correct as of the date hereof and shall be as of the Closing Date, and the truth and accuracy of all such statements shall constitute a condition to all of Seller's obligations under this Agreement:

6.2.1. Buyer has full right, power and authority to enter into this Agreement and all documents contemplated hereby or delivered or to be delivered in connection herewith, and to perform its obligations hereunder; and

6.2.2. The execution and delivery of this Agreement and consummation of the sale contemplated hereby will not conflict with any agreement to which Buyer is bound, or result in any breach or violation of any law, rule, regulation or any court order or decree applicable to Buyer.

6.3. Mutual Covenants. Following the mutual execution of this Agreement:

6.3.1. Seller and Buyer shall deliver to each other and Escrow Agent any documents reasonably requested by Escrow Agent evidencing that each has the authority to enter into this Agreement and to consummate the transactions contemplated hereby.

6.3.2. Seller shall:

6.3.2.1. Maintain the Property and all portions thereof in its current condition, and condition after inspection by Buyer under the terms of this Agreement.

6.3.2.2. Enter into no new leases, contracts, agreements, encumbrances, or instruments or make any material modifications to any existing leases, contracts, agreements, encumbrances or instruments which, in either case may: (a) encumber, affect the ownership, use or development of the Property, or (b) by its terms would not be fully performed before the Closing Date, without the prior written consent of Buyer: and

6.3.2.3. Not use, generate, manufacture, store or dispose of, on or under the Property or any part thereof, or transfer to or from the Property or any part thereof, any Hazardous Materials.

6.4. Survival of Representations and Warranties. The representations and warranties of the Seller set forth in Paragraph 6.1 and the representations and warranties of the Buyer set forth in Paragraph 6.2 shall survive the Closing Date for the full period of the applicable statute of limitations.

## 7. **ESCROW.**

7.1. Agreement Constitutes Escrow Instructions. This Agreement shall constitute escrow instructions with respect to the Property and a copy hereof shall be deposited with the Escrow Agent for that purpose as provided in Paragraph 7.2 below.

7.2. Escrow Agent. The escrow for the purchase and sale of the Property hereunder shall be opened by depositing an executed copy or executed counterparts of this Agreement with the Escrow Agent, and shall occur not later than five (5) business days following the execution of this Agreement by both parties. This Agreement shall be considered as the escrow instructions between the parties, with such further instructions as Escrow Agent requires in order to clarify the duties and responsibilities of Escrow Agent. In the event of a conflict between the provisions of this Agreement and the provisions of such general conditions, the provisions of this Agreement shall control.

7.3. Closing Date. The Closing Date shall be within thirty (30) days following the Inspection Period providing all conditions precedent have been satisfied and unless the parties otherwise mutually agree.

### 7.4. Costs of Escrow.

7.4.1 Seller shall pay:

- (a) one-half the cost of all escrow and closing fees,
- (b) one-half the cost of all recording fees, and
- (c) the cost of any other obligations of Seller hereunder.

7.4.2 Buyer shall pay:

- (a) the cost of all desired inspections and costs associated with procuring financing;
- (b) the cost of a standard owner's title policy;
- (c) the cost of a survey;
- (d) one-half the cost of all escrow and closing fees;
- (e) one-half the cost of all recording fees;
- (f) additional title insurance premium for deletion of standard exceptions 1-4 and 6-7, if Buyer desires to have these deleted from the title policy;
- (g) prepaid insurance and taxes required by lender;
- (h) the cost of any other obligations of Buyer hereunder, including any required initial contributions to the homeowners association, and other similar charges.

7.5 Prorations. The following, as applicable, will be prorated and adjusted between Seller and Buyer as of the date of closing, excluding any delinquent items, interest and penalties: current taxes computed on a fiscal year basis, hazard, flood and/or mortgage insurance, water, sewer and solid waste disposal charges, homeowners association fees, and other similar charges.

## 8. **DISCLAIMER.**

8.1. Brokerage Commissions. There shall be no brokerage commission associated with this transaction. Seller and Buyer both represent and agree that there shall be no commission, compensation and remuneration, whether related or unrelated to brokerage, paid to any party claiming by, through or under Seller or Buyer, as may apply, other than typical closing costs.

8.2 Disclaimer. Buyer acknowledges that the Property is sold in its current condition with no warranty granted by the Seller, expressed or implied, and that Buyer will have had full and fair opportunity to inspect and judge all aspects of the Property with professional assistance of Buyer's choosing prior to closing and is purchasing the Property based solely upon Buyer's inspection and judgment and not by reason of any representation made to Buyer by Seller or the County unless expressly set forth in this Agreement.

8.3. Hold Harmless. Buyer agrees to release and pledge to hold harmless the Seller, Santa Fe County, its employees, departments, boards, past, present and future commissioners, officers, agents, servants and independent contractors acting in their individual and official capacities, from any liability resulting from the sale of this Property.

## 9. INCORPORATION OF EXHIBITS.

All exhibits attached hereto and referred to herein are incorporated in this Agreement as though fully set forth herein.

## 10. NOTICES.

All notices, requests, demands and other communications given, or required to be given, hereunder shall be in writing and shall be given as follows: (a) By personal delivery with a receipted copy of such delivery; (b) by certified or registered United States mail, return receipt requested, postage prepaid; or (c) by facsimile transmission with an original mailed by first class mail, postage prepaid, to the following addresses:

If to Seller:

Santa Fe County Housing Authority  
ATTN: Katherine Miller, County Manager  
52 Camino de Jacobo  
Santa Fe, New Mexico 87504-0276

And:

Santa Fe County  
Attn: Stephen Ross, County Attorney  
102 Grant Avenue  
P.O. Box 276  
Santa Fe, New Mexico 87504-0276

If to Buyer:

Natalie Montoya  
P.O. Box 16242  
Santa Fe, New Mexico 87592

Any such notice sent by registered or certified mail, return receipt requested, shall be deemed to have been duly given and received seventy-two (72) hours after the same is so addressed and mailed with postage prepaid. Notice sent by recognized overnight delivery service shall be effective only upon delivery to the office of the addressee set forth above, and any such notice delivered at a time outside of normal business hours shall be deemed effective at the opening of business on the next business day. Notice may not be sent by facsimile. Any party may change its address for purposes of this paragraph by giving notice to the other party and to Escrow Holder as herein provided. Delivery of any copies as provided herein shall not constitute delivery of notice hereunder.

#### **11. ASSIGNMENT.**

This Agreement shall be binding upon the parties hereto and their respective heirs, successors or representatives; provided, however, that this Agreement may not be assigned by either party without the prior express written consent of the other party.

#### **12. ENTIRE AGREEMENT.**

This Agreement contains all of the agreements of the parties hereto with respect to the matters contained herein and all prior or contemporaneous agreements or understandings, oral or written, pertaining to any such matters are merged herein and shall not be effective for any purpose.

#### **13. WAIVER.**

Failure of either party at any time or times to require performance of any of the provisions of this Agreement shall in no way affect its right to enforce the same, and a waiver by either party of any breach of any of the provisions of this Agreement shall not be construed to be a waiver by such party of any prior or succeeding breach of such provision or a waiver by such party of any breach of any other provision.

#### **14. HEADINGS AND CONSTRUCTION.**

The headings of this Agreement are for purposes of reference only and shall not limit or define the meaning of the provisions of this Agreement. This Agreement has been negotiated at arm's length and between persons (or their representatives) sophisticated and knowledgeable in the matters dealt with herein. Accordingly, any rule of law or legal decision that would require interpretation of any ambiguities contained herein against the party that has drafted it is not applicable and is waived. The provisions of this Agreement shall be interpreted in a reasonable manner to affect the purpose of the parties and this document.

#### **15. COUNTERPARTS.**

This Agreement may be executed in any number of counterparts, each of which shall be an original, but all of which shall constitute one and the same instrument. This Agreement shall be binding upon the parties only when a copy or a counterpart has been signed by each party and delivered to each other party. Signatures, copies and counterparts may be transmitted by mail, facsimile or overnight courier service and when so transmitted are as effective as if a manually-signed, original document had been delivered.

## **16. APPLICABLE LAW, JURISDICTION AND VENUE.**

This Agreement shall, in all respects, be governed by and construed according to the laws of the State of New Mexico applicable to agreements executed and to be wholly performed therein.

## **17. FURTHER DOCUMENTS.**

Each of the parties hereto shall, on and after the Closing Date, execute and deliver any and all additional papers, documents, instructions, assignments and other instruments, and shall do any and all acts and things reasonably necessary in connection with the performance of its obligations hereunder and to carry out the intent of the parties hereto.

## **18. SEVERABILITY.**

Nothing contained herein shall be construed so as to require the commission of any act contrary to law, and wherever there is any conflict between any provision contained herein and any present or future statute, law, ordinance or regulation contrary to which the parties have no legal right to contract, the latter shall prevail but the provision hereof which is affected shall be curtailed and limited only to the extent necessary to bring it within the requirements of the law and all other provisions hereof shall remain in full force and effect.

## **19. NO OBLIGATION TO THIRD PARTIES; NO FIDUCIARY RELATIONSHIP OR DUTIES.**

The negotiation, execution, delivery and performance of this Agreement shall not be deemed to confer any rights upon, directly, indirectly or by way of subrogation, to obligate either of the parties hereto to any person or entity other than each other, or to create any agency, partnership, joint venture, trustee or other fiduciary relationship or fiduciary duties between Buyer and Seller.

## **20. CONSTRUCTION.**

For all purposes of interpretation or construction of this Agreement, the singular shall include the plural, the plural shall include the singular, and the neuter shall include the masculine and feminine. As used in this Agreement, the term "and/or" means one or the other or both, or any one or all, or any combination of the things or persons in connection with which the words are used; the term "person" includes individuals, partnerships, limited liability companies, corporations and other entities of any kind or nature; the terms "herein," "hereof" and "hereunder" refer to this Agreement in its entirety and are not limited to any specific provisions; and the term "including" means including, without any implied limitation.

**21. DATES OF PERFORMANCE.**

If under this Agreement the date upon which an event is scheduled to occur or the last date on which a party's performance of any obligation is required falls on a nonbusiness day, then such date shall be deemed to be the immediately following business day.

**22. TIME OF ESSENCE.**

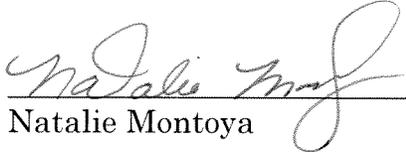
Time is of the essence hereof and of all the terms, provisions, covenants and conditions hereof.

**23. FAIR HOUSING**

Buyer and Seller understand that the Fair Housing Act and the New Mexico Human Rights Act prohibit discrimination in the sale or financing of housing on the basis of race, age, color, religion, sex, sexual orientation, gender identity, familial status, spousal affiliation, physical or mental handicap, serious medical condition, national origin or ancestry.

**IN WITNESS WHEREOF**, the parties have executed this Agreement as of the date set forth herein.

**BUYER: Natalie Montoya**

  
\_\_\_\_\_  
Natalie Montoya

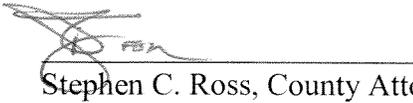
Date: 5/15/13

**SELLER: Santa Fe County Housing Authority**

  
\_\_\_\_\_  
Katherine Miller, County Manager

Date: 5.14.13

**Approved as to Form:**

  
\_\_\_\_\_  
Stephen C. Ross, County Attorney

**FINANCE DEPARTMENT APPROVAL**

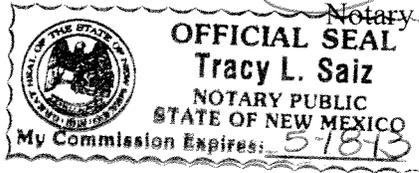
  
\_\_\_\_\_  
Teresa Martinez, County Finance Director

**Acknowledgement**

This instrument was acknowledged before me this 15<sup>th</sup> day of May, 2013,  
by Natalie Montoya of Santa Fe County, New Mexico

My Commission Expires:  
5-18-13

Tracy L. Saiz  
Notary Public

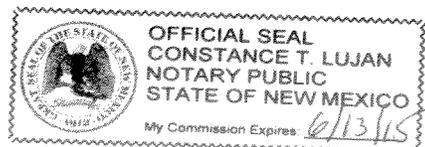
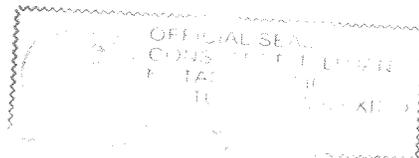


**Acknowledgement**

This instrument was acknowledged before me this 14<sup>th</sup> day of May, 2013,  
by Katherine Miller of Santa Fe County, New Mexico

My Commission Expires: 6/13/15

Constance T. Lujan  
Notary Public



**Acknowledgement**

This instrument was acknowledged before me this 12th day of May, 2013,  
by Teresa Martinez of Santa Fe County, New Mexico

My Commission Expires: 6/13/15

Constance T. Lujan  
Notary Public

