

Date: DATE

To: Occupant Name
Street Address
City, State, Zip

Subject: Item No. 00-0000.00; County Name
Project Number; Federal Number
Project Name
Parcel No. 000
90 Day Notice

Dear Occupant Name:

As an owner occupant of this property who is being displaced by the acquisition of right of way for the subject project by the Kentucky Transportation Cabinet, you may be eligible for certain payment and services provided for in the Relocation Assistance Program. The payments available and the requirements to receive them are briefly outlined in the relocation booklet given to you.

You may receive payment for the reasonable and necessary expense of moving your personal property from your present dwelling to the replacement dwelling. You may elect to move using a licensed household good certificate holder (payment limited to 50 miles) or move yourself based on the Cabinet's fixed rate schedule. If the Cabinet determines storage to be necessary, payment will be made as a part of moving expense.

A replacement housing payment in the amount of \$00,000.00 has been computed based on a **partial or total** acquisition. This offer is based on values from the appraisal of your dwelling and homesite as compared to the asking price of a comparable dwelling currently available on the market. The comparable replacement dwelling used to compute your payment is available for sale with an asking price of \$000,000.00. This dwelling is located at Street address, City, State, Zip Code. However, there is no requirement that you purchase this dwelling to receive your replacement housing payment. The actual payment you will receive will be that amount you pay for a Decent, Safe and Sanitary replacement dwelling that is over and above the amount offered for your present dwelling and homesite. However, this payment cannot exceed \$00,000.00. You will be eligible to receive all the \$00,000.00 if you purchase and occupy decent, safe, and sanitary replacement housing costing \$000,000.00 or more. Any change in the amount offered for your dwelling and homesite will result in a corresponding change in the replacement housing offer.

We are available to assist you in locating and acquiring a replacement dwelling.

You must purchase and occupy a Decent, Safe and Sanitary replacement dwelling within one (1) year of the later of the following dates:

Occupant Name
90-Day Notice

1. The date you receive final payment for the displacement dwelling or in case of condemnation, the date the full amount of the estimate of just compensation is deposited in court; or
2. The date you are advised by the Kentucky Transportation Cabinet of the availability of comparable housing.

You have 18 months from the date you move, or the date final payment is made for the acquisition of the real property, whichever is later, to file a claim for your payment.

The replacement dwelling you select must be inspected by the Transportation Cabinet to see that it meets the Decent, Safe and Sanitary requirements. Please do not execute a sales contract or a purchase agreement until we have made this inspection. The purpose of this inspection is for payment purposes only and it does not guarantee against other deficiencies that may exist or develop in the future.

If the replacement property includes excess land beyond what is considered by the Transportation cabinet to be a typical size residential lot for the area, it will be necessary for us to "carve out" the value of a typical size lot in the area to determine your replacement housing payment.

When you purchase a replacement, property, you must acquire 100 percent interest in that property.

You may receive reimbursement of necessary and reasonable expenses actually incurred incidental to the acquisition of a Decent, Safe and Sanitary dwelling. However, some of the Cabinet's obligation is limited to the amount of the comparable used to compute your replacement housing payment. Reimbursement for closing costs for property purchased in excess of the dwelling and homesite will be your responsibility.

You may receive an increased interest payment if the dwelling you occupy was encumbered by a mortgage which was a valid lien on the dwelling and homesite for not less than 90 days prior to negotiations for your dwelling and homesite. To receive the payment, you must obtain a mortgage on the replacement dwelling at a higher interest rate than the rate on the dwelling acquired by the Transportation Cabinet. The payment computation will be limited to the prevailing interest rate, and to the unpaid balance of the mortgage. In the case of a home equity loan, the unpaid balance will be that balance that existed 90 days prior to negotiations, or the unpaid balance on the date of acquisition, whichever is less.

You will not be required to move from your property in less than 90 days from this date. Before you are required to move, you will be given a 30-day written notice which will specify the date by which the property must be vacated.

Your relocation eligibility also includes non-financial benefits, such as advisory assistance, help locating and acquiring a replacement dwelling, assistance with eligibility requirements, and filing claims for payment and/or appeals.

These payments and the requirements to receive them are based on state and/or federal law. If you are not in agreement with the determination of your eligibility or the amount of payment you may file an appeal. You will be furnished the necessary forms and assistance in filing your appeal. The appeal should

Occupant Name
90-Day Notice

be directed to the Right of Way Supervisor in this District. If the appeal cannot be resolved by the Right of Way Supervisor, you may request your appeal be heard by the State Hearing Officer.

Should you have any questions or need further assistance, please contact me at the District Office at (000) 000-0000 or by email First.Last@KY.GOV.

Sincerely,

Agent Name
Relocation Agent
KYTC – District ## Office
Street Address
City, State, Zip