

RURAL DEVELOPMENT
[LOCATION]

DATE: [actual payoff date or
projected maturity date]

SUBJECT: **NATURALLY-MATURING MORTGAGE TENANT**
LETTER OF PRIORITY ENTITLEMENT (LOPE) FOR:
[insert Name of Tenant/Family]
[insert Tenant/Family's Address]

Dear Tenant:

The Owner(s) of [name of property, address to include city, state and zip code of maturing mortgage property] expects to pay off their Rural Development Loan through natural maturity on [Date of maturity]. This means that you are entitled to priority placement on the waiting list of any Rural Development Section 515 Rural Rental Housing property, should you be displaced due to rent increases as a result this loan maturity.

This letter may also serve to give you preference in non-Rural Development properties and rental programs served by the Department of Housing and Urban Development (HUD) if their occupancy policy allows. Please present this Maturing Mortgage Letter of Priority Entitlement to your new landlord.

Dear Rural Development or Housing and Urban Development (HUD) Property Owners:

The tenant named above is currently living in a Rural Development Section 515 multifamily housing property which paid off its Rural Development mortgage. As a result of that loan payoff, the tenant has experienced or may experience a rent increase that results in displacement.

In accordance with 7 CFR 3560.11, this letter must be used within 120 days from the above date of this letter to give this tenant/family priority placement on your waiting list(s). The only other tenants/applicants who may receive priority over this tenant/family are a) those who have already entered your waiting list with a letter similar to this one; 2) handicapped tenants who need the particular design features of a vacant apartment; or 3) applicants who bring a letter similar to this one issued as a result of a claim of domestic violence under the Violence Against Women Act (VAWA) or a Presidentially-declared disaster. The above named tenant/family is to remain in this position on your waiting list until they receive an apartment or the list is purged in accordance with a Rural Development-approved policy. After 120 days, they may continue to be placed on waiting lists for apartments for which they are eligible, but without priority.

NOTE: This priority places the above-named tenant/family at the top of all waiting lists in your properties, with VAWA and disaster exceptions noted above (regardless of other priorities such as income and apartment size), so long as your property has at least one apartment, presently occupied or not, for which this tenant/family is eligible. If this tenant/family occupies an apartment for which size or type they are not eligible for, the lease must read that this tenant/family will move to the first appropriate apartment available.

If this tenant/family is receiving Rental Assistance (RA) at the naturally-maturing property, they will continue to receive RA at your property if it is a property operating under Plan II of the Section 515 program.

If the current security deposit is returnable to the tenant/family, but has not been released to the tenant/family by the move-in date, it should be assigned directly to you by the naturally-maturing property if allowed by the laws of the State. Otherwise, you may have to wait to receive the security deposit until it is returned to this tenant/family.

[To be completed by RD:]

Tenant Data:

Composition of Family _____

Tenant/Family/Elderly/Handicapped _____

Unit-Size Eligibility _____
as of _____

RA: _____

Section 8 Voucher: _____

Current Security Deposit: _____

If you have any questions, please contact the Servicing Office at the address below:

[RD Servicing Official signature and title]