



**City of Sunnyvale  
Below Market Rate Home Ownership Program  
Realtor Participation Agreement**

The City is committed to providing various types of affordable housing opportunities for very low to moderate income individuals and families. The City cooperates with qualified real estate agents to assist mortgage ready homebuyers participating in the City's Below Market Rate (BMR) Home Ownership Purchase Program. The real estate agent may enter into standard listing contracts to sell BMR homes, provided that they comply with the BMR program restrictions. Agents may also help prospective buyers place offers on BMR homes for sale. Please note that most sellers of newly developed BMR homes do not pay a sales commission.

It is important that each participating realtor and his/her homebuyer client understand the BMR program ordinance and BMR Ownership Guidelines, and the Deed of Trust and Resale Restriction Agreement recorded on every BMR home set forth the program restrictions. Information about the BMR Program is available on the City website at [www.housing.insunnyvale.com](http://www.housing.insunnyvale.com)

In order for realtors to provide accurate information to prospective buyers, they must be familiar with the Below Market Rate Housing Program requirements, which are described in the following documents:

- Sunnyvale Municipal Code Section 19.67: Below Market Rate Ownership Housing
- BMR Ownership Guidelines
- BMR Homeowner Deed of Trust and Security Agreement
- Occupancy, Resale, and Refinancing Restriction Agreement, with Option to Purchase at Restricted Price
- Buyer's Disclosure Statement
- First Time Home Buyer (FTHB) Program Guidelines (If buyer seeks a FTHB loan).

Realtor's Certification

I have read and understood the documents listed above which regulate the City of Sunnyvale BMR Home Ownership Program, and have obtained any necessary clarification from City Housing staff prior to signing this form.

\_\_\_\_\_

Realtor Signature Date

Realtor Name: \_\_\_\_\_

Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Proposed Real Estate Commission / flat fee for new sale: \$3,000

Resale: First 60 days of listing (City provides buyer): \$3,000

Resale: (60 - 180 days) BMR home is listed on MLS: % Commission

**Real Estate Brokerage:** \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Broker Signature Date