

Reselling a Home Trust Home

One way CHT homes remain permanently affordable is by restricting the resale price. The price you can expect to receive for your home is non-negotiable and based on the resale formula described in the Ground Lease you signed at closing.

All of our homes are sold and resold through the Home Trust. The sales team consists of licensed real estate agents who represent the Home Trust in all transactions but assist our sellers along way.

Current homeowners wanting to resell their CHT home can easily start the process by obtaining a resale packet. Please visit our Downloadable Documents page under the For Our Homeowners tab on our website to download a resale packet.

Sales Team of licensed NC real agents work to represent the interests of CHT as buyer or seller of property. Sellers may obtain representation at their own cost.

After reviewing the documents:

- determine your timeframe
- submit the notice form
- arrange for the appraisal (if applicable)
- arrange for the inspection

For owners that bought before 3/9/07 CHT sales team uses the appraisal report to calculate the resale formula amount that will be paid at closing. If there is any dispute over the appraisal, sellers may commission another report at their own cost using a mutually agreed upon appraiser.

For all resale transactions CHT must review the inspection report to determine condition of the home. A list of necessary upfit and repairs will be made and reviewed with the seller at the home visit.

At this meeting:

- Sales Team will review our marketing plan
- Review and execute necessary paperwork
- Photograph home for marketing efforts
- If permitted -- provide a lockbox for showing prospective buyers
- Plan for Open House event to launch marketing
- post a sign in the yard
- bring in a flyer box once flyers are produced

Community Home Trust will market your home free of charge in order to secure, educate and assist a qualified buyer. The title to the property remains with CHT and ownership rights to the improvements will transfer from the Home Trust Seller through CHT to another qualified Home Trust buyer.