



Blueberry River First Nations

ON-RESERVE HOUSING POLICY



Blueberry River First Nations
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7 PURCHASE OF BRFN UNITS

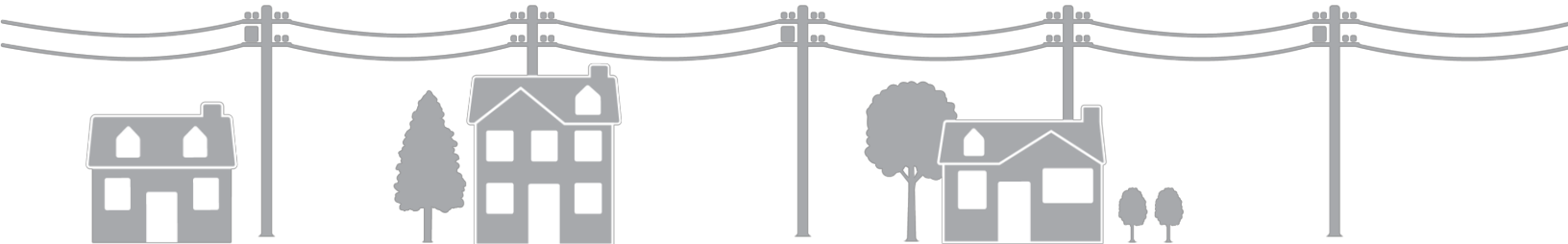
BRFN encourages homeownership on Reserve. Individuals living in BRFN rental housing may be eligible to purchase their unit from BRFN.

7.1 Eligibility

- 7.1.1 All units owned by BRFN that are mortgage-free may be purchased by the existing Tenant, provided that the Tenant:
 - a) Is 19 or over;
 - b) Is a BRFN Member or is a Non-Member with custody of Dependents that are BRFN Members;
 - c) Does not receive Shelter Allowance or will not jeopardize his / her Shelter Allowance by purchasing the unit;
 - d) Is in Good Financial Standing with BRFN;
 - e) Has lived in his / her unit for a minimum of 3 years;
 - f) Understands and agrees to meet the terms and conditions of this Policy as they apply to Homeowners (See Sections 5 and 9).
 - g) Understands and agrees to meet the legal responsibilities associated with private home ownership on Reserve;
 - h) Has received a condition assessment and understands the condition of the unit (See Section 7.2); and
 - i) Signs a Purchase / Ownership Agreement (Appendix E).

7.2 Condition Assessment

- 7.2.1 Prior to the sale of any home, BRFN shall provide the prospective owner with a full Condition Inspection Report for the unit / structures, as well as any related documentation, such as:
 - a) Site plan and building floor plans.
 - b) Repair history and prior inspections.
 - c) Any illegal activity that's occurred in the unit previously.
 - d) Any other relevant documentation.



7.3 Sale & Transfer

- 7.3.1 All home sales shall be for \$1.
- 7.3.2 All sales shall be approved by the Housing Committee and Chief and Council, who will sign a Band Council Resolution.
- 7.3.3 Once the sale has been approved, ownership of the unit shall be transferred from BRFN to the individual. Each party shall sign a Purchase / Ownership Agreement.
- 7.3.4 Transfer of ownership applies to the unit and associated structures only; all land (and underground infrastructure) remains under the sole possession of BRFN.
- 7.3.5 Once ownership has been transferred, the new owner shall be considered a Homeowner under the Policy (i.e. no longer a Tenant).

7.4 Unit Upgrades

- 7.4.1 Some units may be eligible for renovation funding through the department of Indigenous and Northern Affairs Canada (INAC).
- 7.4.2 BRFN may assist the Homeowner in applying for renovation funding from INAC, at the Homeowner's request, once the sale of the unit is complete.
- 7.4.3 BRFN cannot guarantee INAC funding.

