

Form 2B**Tenant Intent to Accept Expedited Conversion Program Lifetime Lease**

For tenants who do not wish to purchase their units but who wish to avail themselves of the Expedited Conversion Program (ECP) lifetime lease, when offered, an intent to accept the lifetime lease will serve in lieu of Subdivision Code Section 1388. Tenant Intent to Purchase.

All applicable provisions of the Tenant Intent to Purchase form shall apply to the Tenant Intent to Accept Expedited Conversion Program Lifetime Lease including: No application for conversion shall be approved unless there are substantial numbers of tenants who have indicated their intent to purchase or accept the lifetime lease of their rental unit. This intent shall be evidenced by the submittal in writing of the DPW Form No. 2A or 2B by tenants representing no less than forty percent (40%) of the units. For purposes of calculation, such Forms must be signed by one (1) tenant in a 2-unit building, two (2) tenants residing in separate units in a 3-, 4-, or 5- unit building, or three (3) tenants residing in separate units in a 6-unit building. In obtaining or soliciting tenant approval of Forms 2A or 2B, subdividers shall comply with any restrictions set forth in the California Business and Professions Code and regulations of the State Real Estate Commissioner. Further, in calculating the total number of units necessary to satisfy Section 1388, there shall be included in the forty percent (40%) requirement any units in which the occupant qualified for and has expressed an intent to obtain a renewable lifetime lease pursuant to Section 1391(c) (this lifetime lease is for a protected class of tenants and is not the same as the lifetime lease required to be offered to all tenants under the ECP program).

Any Forms No. 2A or 2B obtained by way of any inducement of the subdivider to provide benefits to that tenant beyond those established by this Code shall be so identified and the specific representations of the subdivider shall be set forth in detail and in writing. All such writings shall be come a matter of public record and the subdivider shall be required to comply with his or her representations as conditions of approval.

Forms No. 2A or 2B, once signed by a tenant, shall be irrevocable by said tenant, for purposes of compliance with Section 1388, provided, however, that the Director shall invalidate any such Form upon a determination that the subdivider has used coercion, fraud, duress, misrepresentation or threat in connection with obtaining or soliciting tenant approval of such Form.

TENANT INTENT TO ACCEPT EXPEDITED CONVERSION PROGRAM LIFETIME LEASE

I/We, _____ as tenant(s) of property at _____

at the time of the filing of the application for a condominium conversion subdivision of such property, do hereby certify my/our intent to accept the ECP lifetime lease when it is offered for my/our occupied Unit No. _____ at said property. I/We understand that the offer will be made after the subdivider has applied for condominium conversion under the Expedited Conversion Program and that said offer must be in the approved form authorized by City and County of San Francisco and made available to the public on the DPW website.

I/We have reviewed Section 1388 of the Subdivision Code, concerning Tenant Intent to Purchase and Section 1396.4(g). It is understood that signing this Form, while not creating a contractual obligation to lease, does represent my/our bona fide current desire that I/We have every intention to pursue to completion.

(contin...)

It is further understood that this Form will be filed with the City and County for the purpose of establishing the percentage of tenants that may be expected to purchase/lease units if the units are sold as condominiums, pursuant to Section 1388 of said Subdivision Code.

I/We declare, under penalty of perjury, that the statements herein are true and correct.

Signature of Applicant

Printed Name

Date

Signature of Applicant

Printed Name

Date