MONSANTO PROPERTY PURCHASE PROGRAM

Phase III

Monsanto Company Anniston, Alabama

DSW 133462

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The information contained in this booklet provides a description of the Monsanto Property Purchase Program for the, 800 block of Duncan Avenue, Bancroft Avenue, 900 Duncan Avenue and 1820 West 9th Street. It is not an offer to buy property.

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Introduction

The Monsanto Property Purchase Program (Program) for the 800 block of Duncan Avenue, Bancroft Avenue, 900 Duncan Avenue and 1820 West 9th Street is a program provided by Monsanto to enable you to sell your property and relocate, if you so choose. The details of the Program are contained in this booklet.

Easy access to the Program is provided through our Information Center, staffed by Prudential Residential Services, located in the trailer set up in the Monsanto parking lot. The Information Center will be staffed by a representative who is available to meet with you privately to go over all of the features of the Program and will assist you in understanding Program options available to you.

The Information Center will also provide you with information about homes for rent or purchase in the area. A representative can put you in touch with local real estate professionals who can help you identify your housing options.

A representative will be at the Information Center starting April 25, 1996. The Center will be open Monday through Friday from 8:30am to 5:00pm and evenings and weekends by appointment. Please feel free to contact the Information Center at (205) 231-8508.

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Program Area

The Program applies only to the residential properties and privately owned vacant lots located within the 800 block of Duncan Avenue, Bancroft Avenue, 900 Duncan Avenue and 1820 West 9th Street.

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Who is Eligible?

Property owners
You are eligible for the Program if you own residential property (see pages 7-10) or vacant lots (see pages 11-12) in the 800 block of Duncan Avenue, Bancroft Avenue, 900 Duncan Avenue and 1820 West 9th Street (the Program Area) as of April 25, 1996.

If you are a property owner, you may sign up for the program until May 13, 1996. To sign up, just contact the Information Center and ask to arrange for an independent appraisal on your property. If you sign up for an appraisal by May 13, and you decide to accept an offer, you will also be eligible to receive an early appraisal sign-up bonus.

- Requesting an appraisal *does not commit you to sell your property.* Having an appraisal completed simply allows the Information Center to present you with an offer for your property. Once you have received your offer, you can choose whether or not to accept it.

Note: You must sell <u>all</u> property you own in the Program Area to be eligible for Program benefits.

Renters
Renters may be eligible to receive a miscellaneous expense allowance under the Program (see page 13).

Summary of Program Benefits

Home Owners and Rental Property Owners

- Appraised value for your property
- Premium payment (an amount in addition to the appraised value)
- Miscellaneous expense allowance
- Early appraisal sign-up bonus
- Legal assistance and tax advisor allowance
- Full payment of normal and reasonable closing costs
- An option to remove some property improvements, (not a mobil home)
- Equity advance assistance
- Relocation services

Vacant Lot Owners

- Appraised value for your vacant lot(s)
- Premium payment (an amount in addition to the appraised value)
- Early appraisal sign-up bonus
- Legal assistance and tax advisor allowance
- Full payment of normal and reasonable closing costs

Renters

- Miscellaneous expense allowance
- Relocation services

Offer for Home Owners & Rental Property Owners

The Offer

The offer applies to home owners living in the Program Area and landlords owning habitable rental property in the Program Area. Unoccupied, habitable residences will be treated as rental property. The offer consists of four payments and one potential bonus:

payments

- the appraised value
- the premium over appraised value
  - . 75% of the appraised value for owner-occupied home owners
  - . 50% of the appraised value for rental property owners
- the miscellaneous expense allowance
  - . $4,000 for owner-occupied home owners
  - . $1,000 for rental property owners
- the legal assistance and tax advisor allowance, $150

potential bonuses

- the early appraisal sign-up bonus, $3,500

Appraised Value

If you are a home owner or landlord, the first part of your offer is an "appraised value" for your property and the improvements on it (such as a home, garage, outbuilding, etc.). The appraisals are done by local independent appraisers and are arranged by the Information Center. The list of approved appraisers includes local, actively practicing appraisers who are certified by the Alabama State Real Estate Commission.

The first step is for you to meet with a representative at the Information Center so you can select two appraisers from the approved list. The Information Center will then contact the appraisers and have them visit your property. Each appraiser will independently develop a value for your property using a standard format (URAR 1004 6/93).

When the two appraisal amounts are calculated, your appraised value will equal the average of the two appraisals -- provided the lower appraisal is within 10% of the higher appraisal. If the difference is greater, the Information Center will arrange for a third appraisal. Then, the two highest appraisals will be averaged to make the appraised value offer.

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Offer for Home Owners & Rental Property Owners

Appraisal Process - Examples
In the chart below you can see how sample appraisal calculations are made.

In example #1, the higher appraisal is $16,000. This means that the lower appraisal must be within 10% or $1,600. Since the two appraisals are only $1,000 apart, a third appraisal is not required. The two appraisals are averaged to make the appraised value offer of $15,500.

In example #2, the higher appraisal is $20,000. This means that the lower appraisal must be within 10% or $2,000. But the appraisals are $4,000 apart. This means a third appraisal must be done. Now, out of the three appraisals, the two highest are averaged to make the appraised value offer.

	Appraisal #1	Appraisal #2	Appraisal #3	Appraised Value Offer
Example #1	$15,000	$16,000	not required	$15,500
				Average of $15,000 and $16,000
Example #2	$16,000	$20,000	$18,000	$19,000
				Average of $20,000 and $18,000

Minimum Appraised Value
In order to make the program attractive and practical for all eligible owner-occupied home owners, a minimum appraised value has been set at $10,000. The minimum value applies to any owner-occupied home occupied as of April 25, 1996.

Offer Period
Once the appraised value is calculated, you are presented with a written offer to purchase your property including a premium payment, miscellaneous expense allowance and any applicable early appraisal sign-up bonus. Once you receive an offer, you have 30 calendar days to accept. The offer contains conditions normal and customary to local real estate transactions, including a requirement that you, the seller, have valid title to the property. Only ***written*** offers are valid under the Program. You are encouraged to review the offer with your family and friends, and to obtain advice from any others you wish. A ***legal assistance allowance*** of up to $150 is available to you for attorney and tax advisor fees to review program documents.

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Offer for Home Owners & Rental Property Owners

Premium Payment
The premium payment is made at the closing of the sale and is intended to enable you to purchase property elsewhere. The premium payment equals 75% of the appraised value for owner-occupied home owners, and 50% for rental property owners.

Miscellaneous Expense Allowance
A miscellaneous expense allowance of $4,000 is provided to you at the closing of the sale if you are an owner-occupied home owner living in the Program Area as of April 25, 1996. The miscellaneous expense allowance is intended to cover moving and personal relocation costs for those who own and live on their own properties. In cases of multiple ownership, this payment will be made to the owner who occupies the home.

If you are a landlord, a miscellaneous expense allowance of $1,000 will be paid to you at the closing of the sale. This payment will be made whether the property is vacant or tenant-occupied. (See page 13 for the Miscellaneous Expense Allowance for Renters.)

Early Appraisal Sign-Up Bonus
If you request an appraisal on your property on or before May 13, 1996, you will receive an Early Appraisal Sign-Up Bonus of $3,500 at the closing of the sale.

Obtaining an Equity Advance
The Program will provide assistance in obtaining an advance on the equity in your property when you present a documented need to:

- make a down payment on another property
- close a sale on a new home
- pay moving expenses or other related costs

The Information Center representatives will assist you in obtaining an equity advance in such circumstances. This amount will then be deducted from your final payment upon closing.

Closing and Vacating

The Program pays for all normal and reasonable closing costs on the sale of your home. Real estate broker commissions and the cost to correct title problems are not covered.

Closing should be scheduled within two (2) months after you accept the offer. However, by prior agreement, and on a case-by-case basis, you may delay closing. The Information Center staff will arrange a mutually acceptable closing date once you have accepted the offer. You are required to vacate the property prior to closing, removing all possessions and leaving the property "broom clean" and in a neat and safe condition.

Calculating Your Total Offer

Example calculations are provided below for home owners and for owners of rental property.

Home Owner Sample Offer

Appraised Value	$15,000
75% Premium Payment	11,250
Misc. Expense Allowance	4,000
Early Appraisal Sign-Up Bonus	3,500
Total Offer	**$33,750**

Rental Property Owner Sample Offer

Appraised Value	$15,000
50% Premium Payment	7,500
Misc. Expense Allowance	1,000
Early Appraisal Sign-Up Bonus	3,500
Total Offer	**$27,000**

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Offer for Vacant Lot Owners

The Offer

This offer applies to private owners of a vacant lot or a group of contiguous vacant lots (parcel) in the program area. Condemned residences will be treated as vacant lots. The offer consists of three payments and one potential bonus:

payments

- the appraised value
- the premium over appraised value -- 50%
- the legal assistance and tax advisor allowance

potential bonus

- the early appraisal sign-up bonus, $500 per lot or parcel

Appraised Value of Vacant Lot or Parcel

If you own a vacant lot or parcel, the first part of your offer is an "appraised value" for the vacant land. The appraisals are done by local independent appraisers and are arranged by the Information Center. The list of approved appraisers includes local, actively practicing appraisers who are certified by the Alabama State Real Estate Commission.

The first step is for you to meet with a representative at the Information Center so you can select two appraisers from the approved list. The Information Center will then contact the appraisers and have them visit your property. Each appraiser will independently develop a value for your property using a standard format (URAR 1004 6/93).

When the two appraisal amounts are calculated, your appraised value will equal the average of the two appraisals -- provided the lower appraisal is within 10% of the higher appraisal. If the difference is greater, the Information Center will arrange for a third appraisal. Then, the two highest appraisals will be averaged to make the appraised value offer.

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Offer for Vacant Lot Owners

Appraisal Process - Examples
In the chart below you can see how sample appraisal calculations are made.

In example #1, the higher appraisal is $2,100. This means that the lower appraisal must be within 10% or $210. Since the two appraisals are only $100 apart, a third appraisal is not required. The two appraisals are averaged to make the appraised value offer of $2,050.

In example #2, the higher appraisal is $2,500. This means that the lower appraisal must be within 10% or $250. But the appraisals are $500 apart. This means a third appraisal must be done. Now, out of the three appraisals, the two highest are averaged to make the appraised value offer.

	Appraisal #1	Appraisal #2	Appraisal #3	Appraised Value Offer
Example #1	$2,000	$2,100	not required	$2,050
				Average of $2,000 and $2,100
Example #2	$2,000	$2,500	$2,300	$2,400
				Average of $2,500 and $2,300

Premium Payment
The premium payment is made at closing and is intended to help you to purchase property elsewhere. The premium payment equals 50% of the appraised value.

Early Appraisal Sign-Up Bonus
If you request an appraisal on your property on or before May 13, 1996, you are eligible to receive at the closing of the sale an Early Appraisal Sign-Up Bonus equaling $500 per lot or parcel.

Vacant Lot Owner Sample Offer

Appraised Value	$2,400
50% Appraisal Premium Payment	1,200
Early Appraisal Sign-Up Bonus	500
Total Offer	**$4,100**

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Offer for Renters

Miscellaneous Expense Allowance
A miscellaneous expense allowance of $3,000 per property is payable to the tenant whose landlord has accepted a program offer. Only tenants of the rental unit as of April 25, 1996 are eligible for this miscellaneous expense allowance. The miscellaneous expense allowance is paid to the tenant within two weeks of the landlord's acceptance of the offer.

Renter Sample Offer

Miscellaneous Expense Allowance per Property	$3,000

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