



**FORM 1**  
**FY 12/13 COMMUNITY DEVELOPMENT BLOCK GRANT**  
**APPLICATION COVER SHEET**  
**CDBG CONTRACT NO.**

<input type="checkbox"/>	Regional Account (RA) COG:	<input checked="" type="checkbox"/>	State Special Project (SSP)
<input type="checkbox"/>	Colonias	<input type="checkbox"/>	NRS: Date approved:    /    /    Approval on page:

<b>Applicant:</b> Gila County - DUNS #02407139	<b>Legislative/ Congressional Districts:</b> Leg. =5, Cong. =1
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**Address (with 9-digit zip code):** 5515 S. Apache Ave., Suite 200, Globe, Arizona 85501-4430

**Name of County Applicant Located In:** Gila

<b>Contact Person/Title (Grantee)</b> David J.H. Fletcher, Director	<b>Contact Person/Title (COG/Other):</b> Malissa Buzan Community Action/Housing Services Manager
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<b>Phone/Fax/Email:</b> (928) 425-7631    (928) 425-9468 dfletcher@co.gila.az.us	<b>Phone/Fax/Email:</b> 928-425-7631/928-425-9468 mbuzan@co.gila.az.us
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Complete the following information for the activities for which you are requesting funds in a single contract (maximum of 2 including Administration). Complete an additional Form 1 for each additional activity included in the application. Item d: (Fund types are (1) Leverage, (2) Program Income, or (3) Other.)

Activity Name	CDBG Funds	Non-CDBG Funds	Fund Type	Total Funds
1. Administration	\$34,000.00			\$34,000.00
2. Supportive Housing	\$266,000.00	\$5,000.00		\$271,000.00

**Total CDBG Funds Requested for this Project (Activities #1 and #2):** **\$ 300,000.00**

List all **other** activities applied for this fiscal year. Indicate by  which application includes the required general information (Certifications, Disclosure Report, etc.) and administration funds. (Note that there will be a separate contract for each activity except administration.)

Activity Name	Amount (CDBG \$\$ only)	CDBG USE ONLY Contract No.
<input type="checkbox"/> a.		
<input type="checkbox"/> b.		
<input type="checkbox"/> c.		
<input type="checkbox"/> d.		

**Total CDBG Funds Requested** (all activities applied for this fiscal year, including administration): \$

**Certification:** To the best of my knowledge and belief, data in this application are true and correct, the document has been duly authorized by the governing body of the applicant and the applicant will comply with the attached Certifications if the assistance is approved.

Signature of the Chief Elected Official	Date:
Name (typed): Tommie C. Martin	Title: Chairman, Gila County Board of Supervisors

**FORM 2  
COMMUNITY DEVELOPMENT BLOCK GRANT  
GENERAL ADMINISTRATION SUMMARY**



**1. Applicant: Gila County Community Services Division**

ITEM		a. CDBG \$	b. Non-CDBG \$*	c. Total
2. TAAP. Total costs for COG Technical Assistance and Application Preparation, as per local government/COG Agreement				
3. Salaries, Wages, Fringe Benefits				
	% or Hours			
3.1	Position #1 Title: <b>Fiscal Mgr.</b> <b>12%</b>	<b>8,404.00</b>		<b>\$8,404.00</b>
3.2	Position #2 Title: <b>Accountant</b> <b>10%</b>	<b>4,933.00</b>		<b>\$4,933.00</b>
3.3	Position #3 Title: <b>Program Mgr.</b> <b>25%</b>	<b>15,970.00</b>		<b>\$15,970.00</b>
3.4	Position #4 Title: <b>Admin. Asst.</b> <b>10%</b>	<b>4,593.00</b>		<b>\$4,593.00</b>
4. Professional Services (Contractual):				
4.1	For:			
4.2	For:			
4.3	For:			
5. Travel				
6. Office Supplies and Equipment				
7. Advertising/Publications		<b>\$100.00</b>		<b>\$100.00</b>
8. Indirect Costs (% documented by cost allocation plan)				
9. Other Operating Expenses (specify):				
9.1	Item 1:			
9.2	Item 2:			
9.3	Item 3:			
9.4	Other (Fair Housing, Section 504, etc.)			
<b>10. TOTALS</b>		<b>34,000.00</b>		<b>\$34,000.00</b>

\* Indicate in parentheses if the amount is Leverage (L), Program Income (PI), or Other (O). If the amount is a mixture of different types of funds, indicate the amount for each type.

11. a. Indicate who will be in charge of the financial record keeping (give name and title):

b. Provide the street address for the location of the financial records:



**FORM 3  
COMMUNITY DEVELOPMENT BLOCK GRANT  
ACTIVITY BUDGET**



1. Applicant: <b>Gila County Community Services Division</b>		2. Activity Name:	
	<b>a. CDBG \$</b>	<b>b. Non-CDBG \$</b>	<b>c. TOTAL \$</b>
3. Environmental Review Record Check box if included in Administration <input type="checkbox"/>			
4. Design/Engineering/Inspection (or other Professional Services related to project) Previously Procured <input type="checkbox"/> Procure <input type="checkbox"/> In-House <input type="checkbox"/>			
5. Construction Contract Work (include materials and DB wage rates)	72,000.00		
6. Fixed Asset Equipment			
7. Land Acquisition (includes easements) (must comply with the Uniform Relocation Act)			
8. Rehabilitation Services (if this exceeds 20% of total activity costs, attach a rationale) Procure <input type="checkbox"/> In-House <input checked="" type="checkbox"/>	14,000.00		
9. Other (specify or attached as page ___):	180,000.00	5,000.00	185,000.00
10. For City/Town, County or Other Construction			
10.1 Purchase of materials			
10.2.a Employees (documentation attached as page ___ regarding number of employees, wages, number of hours, etc.)			
10.2.b Offenders			
10.2.c Volunteers			
10.3 Equipment (Use vs. Purchase) (documentation attached regarding rental rates, number of hours to be used, type of equipment, etc.)			
10.4 Other (attached as page ___)			
<b>11. TOTALS</b>	<b>266,000.00</b>	<b>5,000.00</b>	<b>271,000.00</b>



**FORM 8**  
**COMMUNITY DEVELOPMENT BLOCK GRANT**  
**ACTIVITY DESCRIPTION:**  
**HOUSING ACTIVITIES**

1. Applicant: Gila County Division of Community Services

2. Activity Name: Housing: Gila County Acquisition and Rehabilitation

3. Map(s) attached as page(s)

Examples of eligible housing activities include: private housing rehabilitation, public housing rehabilitation and modernization, infrastructure in support of new housing, new construction by eligible sub-recipients, housing services, property acquisition or conversion.

4. Type of Housing Activity (check all which apply):

- a.  Single family unit, owner-occupied residential rehabilitation (Housing Rehab Guidelines required)
- b.  Residential rental rehabilitation, one or two units (one of which must be occupied by low and moderate income persons) (Guidelines required)
- c.  Residential rental rehabilitation, more than two units (51% low and moderate income persons)
- d.  New housing construction (only eligible if executed by a sub-recipient)  
Proforma attached as page
- e.  Acquisition or conversion of property for housing  
Proforma attached as page
- f.  Housing services
- g.  Lead-based paint hazard evaluation and reduction
- h.  Infrastructure related to a proposed housing project  
Proforma attached as page
- i.  Home Ownership Assistance (Home Ownership Assistance Guidelines required)
- j.  NRS Area (If the activity will take place in an approved NRS area, persons do not need to be income qualified. However, the applicant must also complete Form 13 and attach to application as page .)
- k.  Commercial Rehabilitation
- l.  Other (describe):

5. WHAT ARE YOU GOING TO DO?

Describe the activity and what is intended to be accomplished. See instructions.

**Acquisition and Rehabilitation of a Multi-family apartment complex consisting of three units in order to provide transitional housing and shelter to Gila County homeless families and individuals. The activity will be conducted within Gila County boundries except reservation land. The acquisition and housing rehabilitation activity will consist of (3) units with a acquisition of \$180,000.00 and rehabilitation of aproximately\$72,000.00 with possible additional leveraged funds of \$5,000.00 per unit or more. We will be giving emphasis not only to code issues but also energy efficiency, all units will meet HQS standards, in addition high efficiency heating and cooling units as stated in our HRG's. The acquisition and rehab activity**

will be conducted by Gila County Housing for the length of the contract, at such time transfer of title and ownership will be conveyed to local non-profit organization Gila House (providing homeless and transitional housing-18months-for homeless families) through A local title company with the provision of a CDBG and Gila County approved agreement. Participants will apply and be refered from local churches, and social service agencies, on a pre-screened (to include drug and background screening ) first come first served basis. All participants will be low-income and assisted in some manner through a triorage for placement in available housing or if more appropriate referrals to additional services located locally or outside of our community. All participants will be case managed by Gila County Community Action/Housing Services personnel and will also be appointed a Gila House Board Member/Mentor that will help the family navigate services, and follow there individualized case plan, emphizing personal responsibility. All rehabilitation services provided will be completed by in-house staff and all construction services will be completed by a licensed and insured general contractors.

6. For construction or acquisition or conversion of property, complete the following:

- a. Is the site properly zoned? Yes  No  If no, when will the zoning issue be resolved?
- b. Are all utilities presently available to the site?  Yes  No If no, which utilities must be brought to the site?  
Who has the responsibility for bringing utilities to the site? N/A
- c. Provide copy of deed of ownership as page N/A

7. WHY ARE YOU GOING TO DO IT?

Describe the problems and conditions or other factors that indicate a need for the activity.

Gila County has seen a significant increase in homeless in the last three years. Community Action/Housing Services has had an approximate 35% increase in homeless families with children and has been assisting those homeless on an emergency basis with hotel, emergency rental assistance, and have also been referring to local churches and social service agencies. A recent homeless survey was conducted County wide that indicated and verified some of that increase. A local nonprofit that currently has only one unit available for those families has requested through the Public Hearing process for assistance to acquire a multi-family apartment complex with an additional three units. The units would be designated as transitional with one being designated as emergency, with case management being a component and a mentor from the non-profit Board. Gila House (non-profit) is made up of nine Board members consisting of pastors from local churches, private business owners, city council members, and social service employees.

8. Indicate:

a. Total Number of People to be Served: 10	d. Total Number of Units: 3
b. Total Low Moderate People: 10	e. Total Low Moderate Units: 3
c. LM Percentage: 100%	f. Source of Information as page:

9. Will there be program income generated from the activity?  Yes  No

If yes, describe the program income source and estimated amount. If a DPL is required, this must be completed and RLF procedures developed and submitted for approval to CDBG.

10. Describe the income qualification process to be used. Include the name, title, and phone number of the persons responsible for the process and indicate the date the information was obtained.

**Income qualification will be according to current Gila County Housing and Program Guidelines that have already been approved by Arizona Department of Housing staff. All participants will meet the L/M income qualifications. Malissa Buzan, Housing Services Manager, 928-425-7631 will be the person responsible for the qualification process.**

11. If applicable, it is assumed that the activity will use federal Housing Quality Standards (HQS) as the housing rehabilitation standard. If HQS or a more stringent state or local code will not be adhered to, describe the code or standard that will be used and provide a rationale for the proposed standard. This cannot be "NA." *Please specify the specific code that will be followed in your rehab program, which at a minimum must be HQS.*

**The rehab portion of the project will meet at a minimum, State Rehabilitation Standards, State Energy Codes and all local codes applicable to county and/or city /town to ensure all health, energy and safety standards will be met.**

12. **For housing acquisition, conversion, or new construction projects and programs,** indicate the entities that will act as the owner, developer, and manager, including a name, title, address and phone number of a responsible official for each entity (if available).

N/A

13. a. **For housing acquisition, construction, or conversion projects,** attach documentation verifying a commitment to finance the project and make the dwellings available to low and moderate income households as page N/A.

b. Proforma attached as page N/A

14. **For all rental housing projects and programs:**

a. attach a listing of the rents to be charged after rehabilitation (which must be affordable);

b. a definition of affordable;

c. a method whereby such were made public; and

d. if available, submit a copy of the draft agreement with the landlord that includes the process to be used to solicit tenants (see page N/A)

15. For homeownership assistance, include the following:

a. Indicate if potential homeowners will seek their own financing. If a particular financing entity has been identified, provide the name, address and contact person for that entity.

N/A

b. Name, address, and phone number of the entity that will provide housing support services:

N/A

16. Ensure that any permanent relocation or displacement impacts of the project have been considered. This could potentially occur with the removal of low income housing stock from the market through demolition, acquisition, or conversion of dwellings. Contact the Council of Governments or CDBG Program staff for details.

Permanent Relocation/displacement anticipated?  Yes (Describe plans or see page )  No

17. If assistance to an eligible non-profit organization is proposed, supplemental information must be provided with your application. This information must include:

a. Copy of articles of incorporation attached as page N/A

b. By-laws attached as page N/A

c. Tax exempt status attached as page N/A

d. Current board of directors attached as page N/A

b. Most recent audit and financial report attached as page N/A

c. Civil Rights Certification attached as page N/A

d. Financial Management Certification attached as page N/A

h. Statement from the Corporation Commission that the corporation has not been dissolved and is currently in good standing, attached as page N/A

**FORM 8**  
**COMMUNITY DEVELOPMENT BLOCK GRANT**  
**ACTIVITY DESCRIPTION:**  
**HOUSING ACTIVITIES**

1. List the full name of the applicant community.
2. List the Activity name.
3. Attach location map(s) and indicate the page number. See Map Instructions for additional information.
4. Identify the applicable activity. In most cases only one activity will be indicated. If more than one is anticipated, contact the CDBG Program for guidance.
5. Describe the activity to be undertaken and what it is intended to accomplish. The description must include the following components as applicable and contain both **quantitative** and **narrative** information. The grantee will be required to report progress based on the information provided for the yearly Interim Performance Report. Describe all sources of funding and all entities involved. Provide current ownership information regarding any property involved, and the geographic area targeted for assistance. If CDBG funds will be used for off site improvements, indicate the location of the actual housing to be constructed.
  - Name of street(s), neighborhood to include the address (to include zip + 4) and size and characteristics of the specific site;
  - Name of unincorporated community and relationship to major landmarks;
  - Major components of the proposed project;
  - Design of the program, e.g. grants, loans, DPLs and maximum/minimums;
  - Owner/operator of the facility or program and the specific clientele, if applicable;
  - Name and address of the sub-recipient, if applicable;
  - Name and address of the lending institution involved, if applicable;
  - size of proposed new development;
  - Name and address of the building developer, if applicable.

If the project is extensive, it should be preceded by a summary statement (e.g., 20 parcels of land, totaling X will be acquired; 12 streets, totaling X L.F. will be paved using X materials; and X L.F. of 4 foot wide sidewalks will be constructed). This information can then be followed with more detailed information for each street.

**NOTE:** Ensure that the size of the proposed activity is appropriate and will primarily serve the **current** or proposed target population. If the size of the proposed activity is larger than standard, provide a rationale, identified by page number. The CDBG Program may conduct independent research to verify the reasonableness of the size of the facility or project.

If the applicant is proposing a lump sum drawdown (allowable **ONLY** for housing rehabilitation), contact the CDBG Program immediately for specific requirements that apply to such a program design. These requirements include services to be provided by the lending institution(s), the basis for the amount requested and a funds utilization timeline. These items need to be incorporated into the written agreement with the lending institution, which should acknowledge by a letter of commitment that it understands these requirements. A copy of the letter should be included in the application. Prior to the draw down of funds, the CDBG Program will review and approve this agreement.

6. For construction, acquisition or conversion of property, complete items 6a-c. If 'not applicable', indicate by writing 'n/a' next to each item.
7. Describe problems and conditions or other factors that support the need for this activity.
8. Indicate the total number of housing units to be served, the total LM units, the total number of persons to be served, the total LM persons and the percent LM (d.÷c. X 100).

Demographic/Race (f) will usually reflect that of the head of household (however that term is defined) and should reflect the **total** number of people v. the number of households.

Please use Form 12 to show Demographic/Race information.

9. Review this *Handbook* and the *Grant Administration Handbook* for more detailed information about Program Income (PI).

If no PI is anticipated indicate such by a NO. If a DPL program is required, this section must be completed and Revolving Loan Fund procedures developed and submitted to CDBG for approval.

EXAMPLE: The City has and wants to continue a housing rehab program, which generates about \$5,000 a month in PI from loan repayments. The source would thus be: housing rehab from both prior years and this proposed grant; the estimated amount would be \$5,000. This PI will continue to be placed in a Revolving Loan Fund to continue the same activity (rehab).

10. Describe the income qualification process.

EXAMPLE: "The PHA Director, Ms. Vera Homey, who can be reached at 987-6543, will oversee this process, confirmed on (date). See Page XXX for a list of the income levels used by the PHA and the documents requested to be submitted for this determination process."

11. Describe if Housing Quality Standards (HQS) or a more stringent local code or standard will be adhered to.
12. For housing acquisition, conversion or new construction, indicate the entities, title and contact information for those that will act as the owner, developer and manager.
13. Ensure that documentation is attached to verify a commitment to finance the project and to make the appropriate percentage of dwellings available to LM persons. In most cases, a complete budget for the entire project (vs. only the CDBG funded portion) will be required for ADOH review. Identify this document by page number. Applicants for such projects are strongly encouraged to contact the CDBG Program well in advance of the application deadline to discuss what documents should be submitted and those that should be reviewed prior to that date.

A financing commitment will usually be contingent upon receipt of the CDBG funds and may include any of the following: a) a letter from a private lending institution that agrees to provide financing; b) a letter from another public program, such as HOME, Housing Trust Fund, USDA (RD), HUD direct funding (such as HOPE) or HHS; or c) a letter from a non-profit or foundation. Each must be signed by a responsible party and must include a date and telephone number. Each item should be identified by page number ON THIS FORM.

**NOTE:** Most activities involving an entity other than the applicant itself (which includes all projects resulting in new housing construction whether funded by CDBG or another source), will likely result in contract Special Conditions. These must be addressed within given timelines prior to the release of funds or may result in a termination of the contract. Timelines are negotiable between the applicant, COG (if applicable) and the CDBG Program.

14. Affordable rents are generally considered to be 30% of family income. If another standard is indicated, a rationale should be included. The most common method to make the rents "public" is to discuss them at a Council or Board of Supervisors' meeting, noticed in compliance with Arizona Revised Statutes. Additionally, it is recommended that the applicant publish a notice in a local paper and/or publicize this information in locations likely to be frequented by LM persons seeking housing, such as the DES office, the PHA or a homeless shelter.
15. Complete for homeownership assistance only. If this is not applicable, please indicate so by placing the words "not applicable" or the abbreviation "n/a" for this question.
16. Indicate whether any relocation or displacement is anticipated. If the proposed activity involves the demolition, acquisition or conversion of dwellings, the applicant must be prepared to document whether such are "occupied or occupiable" and must also be prepared to replace such housing and/or pay significant relocation costs to dwellers of such structures.
17. Attach eligible non-profit organization materials indicated in items 17a-h.



**FORM 12**  
**COMMUNITY DEVELOPMENT BLOCK GRANT**  
**NATIONAL OBJECTIVE COMPLIANCE**  
**DEMOGRAPHIC/RACIAL DATA**

<b>1. Applicant Name</b>	<b>Gila County Community Services Division</b>	<b>2. Project Name</b>	<b>Owner Occupied Housing Rehabilitation</b>
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This form should be used to capture demographic/racial data for CDBG-funded projects.

**3. Demographic/Ethnicity Data**

- a) Source of Racial/Demographic Data: U.S. Census Data
- b) See page(s):

<b>Demographic Category</b>	<b>Number/ # 4a)</b>	<b>Percentage/ % 4b)</b>	<b>Hispanic/Latino Ethnicity/# 5a)</b>	<b>Percentage/ % 5b)</b>
<b>Single Race Categories</b>				
White	1	50%	1	50%
Black/African American	1	50%		
Asian				
American Indian/Alaskan Native				
Native Hawaiian/Other Pacific Islander				
<b>Multi-Race Categories:</b>				
American Indian/Alaskan Native & White				
Asian & White				
Black/African American & White				
American Indian/Alaskan Native & Black/African American				
Other Multi-Racial				
<b>Non-Hispanic/Latino Ethnicity</b>				
<b>TOTAL 6)</b>	<b>2</b>	<b>100%</b>	<b>1</b>	<b>50%</b>

<b>Total Hispanic/Latino Ethnicity 7)</b>			<b>1</b>	
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For reporting purposes, Hispanic is no longer classified as a race, but as an ethnic category. Thus, those collecting data on race must also ask the individual if he/she considers his/herself to be of Hispanic ethnicity. The Hispanic ethnicity has the potential to span across all races. Those who are White, Black, Asian, Pacific Islanders, American Indian, or Other Multi-Racial may also be counted as being Hispanic.



**FORM 14**  
**NATIONAL OBJECTIVE COMPLIANCE**  
**LIMITED CLIENTELE LOW MOD INCOME BENEFIT**

1. Applicant: **Gila County Community Services Division**

2. Activity Name: **Acquisition and Rehabilitation**

**LIMITED CLIENTELE LOW MOD INCOME BENEFIT**

3. Type of clientele or activity (check as many as apply to your activity). Indicate the type of low and moderate income groups to be served and the number in each group. Ensure that at least 51% of the total estimated persons to be served are represented below.

a. Total Persons to be Served: **64**

b. Total Low and Moderate Income Persons to be Served: **64** (Note the type below)

Check Categories Applicable to the Project	Type of Persons	Number
<input type="checkbox"/>	1) Abused Children	
<input checked="" type="checkbox"/>	2) Battered Spouses	4
<input type="checkbox"/>	3) Elderly Persons (62 and older)	
<input checked="" type="checkbox"/>	4) Homeless Persons	28
<input type="checkbox"/>	5) Illiterate Persons	
<input type="checkbox"/>	6) Migrant Farm Workers	
<input type="checkbox"/>	7) Adults w/Severe Disabilities*	
<input checked="" type="checkbox"/>	8) Persons Living with AIDS	2
<input checked="" type="checkbox"/>	9) Persons earning 80% or less of median income and not included in other groups listed above.	30

c. Percentage of Low/Moderate Income to be Served: **100%** (b ÷ a)

d. The source of the data in a. and b: (or attached as page )

## State &amp; County QuickFacts

## Arizona

People QuickFacts	Arizona	USA
Population, 2011 estimate	6,482,505	311,591,917
Population, 2010	6,392,017	308,745,538
Population, percent change, 2000 to 2010	24.6%	9.7%
Population, 2000	5,130,632	281,421,906
Persons under 5 years, percent, 2010	7.1%	6.5%
Persons under 18 years, percent, 2010	25.5%	24.0%
Persons 65 years and over, percent, 2010	13.8%	13.0%
Female persons, percent, 2010	50.3%	50.8%
White persons, percent, 2010 (a)	73.0%	72.4%
Black persons, percent, 2010 (a)	4.1%	12.6%
American Indian and Alaska Native persons, percent, 2010 (a)	4.6%	0.9%
Asian persons, percent, 2010 (a)	2.8%	4.8%
Native Hawaiian and Other Pacific Islander, percent, 2010 (a)	0.2%	0.2%
Persons reporting two or more races, percent, 2010	3.4%	2.9%
Persons of Hispanic or Latino origin, percent, 2010 (b)	29.6%	16.3%
White persons not Hispanic, percent, 2010	57.8%	63.7%
Living in same house 1 year & over, 2006-2010	79.8%	84.2%
Foreign born persons, percent, 2006-2010	14.2%	12.7%
Language other than English spoken at home, pct age 5+, 2006-2010	27.1%	20.1%
High school graduates, percent of persons age 25+, 2006-2010	85.0%	85.0%
Bachelor's degree or higher, pct of persons age 25+, 2006-2010	26.3%	27.9%
Veterans, 2006-2010	542,210	22,652,496
Mean travel time to work (minutes), workers age 16+, 2006-2010	24.8	25.2
Housing units, 2010	2,844,526	131,704,730
Homeownership rate, 2006-2010	67.4%	66.6%
Housing units in multi-unit structures, percent, 2006-2010	20.7%	25.9%
Median value of owner-occupied housing units, 2006-2010	\$215,000	\$188,400
Households, 2006-2010	2,326,468	114,235,996
Persons per household, 2006-2010	2.63	2.59
Per capita money income in past 12 months (2010 dollars) 2006-2010	\$25,680	\$27,334
Median household income 2006-2010	\$50,448	\$51,914
Persons below poverty level, percent, 2006-2010	15.3%	13.8%
<b>Business QuickFacts</b>	<b>Arizona</b>	<b>USA</b>
Private nonfarm establishments, 2009	134,072 <sup>1</sup>	7,433,465
Private nonfarm employment, 2009	2,122,265 <sup>1</sup>	114,509,626

Private nonfarm employment, percent change 2000-2009	10.6% <sup>1</sup>	0.4%
Nonemployer establishments, 2009	379,818	21,090,761
<hr/>		
Total number of firms, 2007	491,529	27,092,908
Black-owned firms, percent, 2007	2.0%	7.1%
American Indian- and Alaska Native-owned firms, percent, 2007	1.9%	0.9%
Asian-owned firms, percent, 2007	3.3%	5.7%
Native Hawaiian and Other Pacific Islander-owned firms, percent, 2007	S	0.1%
Hispanic-owned firms, percent, 2007	10.7%	8.3%
Women-owned firms, percent, 2007	28.1%	28.8%
<hr/>		
Manufacturers shipments, 2007 (\$1000)	57,977,827	5,338,306,501
Merchant wholesaler sales, 2007 (\$1000)	57,573,459	4,174,286,516
Retail sales, 2007 (\$1000)	86,758,801	3,917,663,456
Retail sales per capita, 2007	\$13,637	\$12,990
Accommodation and food services sales, 2007 (\$1000)	13,268,514	613,795,732
Building permits, 2010	12,370	604,610
Federal spending, 2009	62,943,007 <sup>1</sup>	3,175,336,050 <sup>2</sup>

<b>Geography QuickFacts</b>	<b>Arizona</b>	<b>USA</b>
Land area in square miles, 2010	113,594.08	3,531,905.43
Persons per square mile, 2010	56.3	87.4
FIPS Code	04	

1: Includes data not distributed by county.

2: Includes data not distributed by state.

Population estimates for counties will be available in April, 2012 and for cities in June, 2012.

(a) Includes persons reporting only one race.

(b) Hispanics may be of any race, so also are included in applicable race categories.

D: Suppressed to avoid disclosure of confidential information

F: Fewer than 100 firms

FN: Footnote on this item for this area in place of data

NA: Not available

S: Suppressed; does not meet publication standards

X: Not applicable

Z: Value greater than zero but less than half unit of measure shown

Source U.S. Census Bureau: State and County QuickFacts. Data derived from Population Estimates, American Community Survey, Census of Population and Housing, State and County Housing Unit Estimates, County Business Patterns, Nonemployer Statistics, Economic Census, Survey of Business Owners, Building Permits, Consolidated Federal Funds Report  
Last Revised: Tuesday, 17-Jan-2012 16:41:37 EST

## State &amp; County QuickFacts

## Gila County, Arizona

People QuickFacts	Gila County	Arizona
Population, 2011 estimate	NA	6,482,505
Population, 2010	53,597	6,392,017
Population, percent change, 2000 to 2010	4.4%	24.6%
Population, 2000	51,335	5,130,632
Persons under 5 years, percent, 2010	5.7%	7.1%
Persons under 18 years, percent, 2010	21.4%	25.5%
Persons 65 years and over, percent, 2010	23.2%	13.8%
Female persons, percent, 2010	50.3%	50.3%
White persons, percent, 2010 (a)	76.8%	73.0%
Black persons, percent, 2010 (a)	0.4%	4.1%
American Indian and Alaska Native persons, percent, 2010 (a)	14.8%	4.6%
Asian persons, percent, 2010 (a)	0.5%	2.8%
Native Hawaiian and Other Pacific Islander, percent, 2010 (a)	0.1%	0.2%
Persons reporting two or more races, percent, 2010	2.0%	3.4%
Persons of Hispanic or Latino origin, percent, 2010 (b)	17.9%	29.6%
White persons not Hispanic, percent, 2010	65.9%	57.8%
Living in same house 1 year & over, 2006-2010	87.3%	79.8%
Foreign born persons, percent, 2006-2010	3.1%	14.2%
Language other than English spoken at home, pct age 5+, 2006-2010	16.9%	27.1%
High school graduates, percent of persons age 25+, 2006-2010	83.4%	85.0%
Bachelor's degree or higher, pct of persons age 25+, 2006-2010	15.0%	26.3%
Veterans, 2006-2010	5,942	542,210
Mean travel time to work (minutes), workers age 16+, 2006-2010	18.9	24.8
Housing units, 2010	32,698	2,844,526
Homeownership rate, 2006-2010	78.3%	67.4%
Housing units in multi-unit structures, percent, 2006-2010	4.8%	20.7%
Median value of owner-occupied housing units, 2006-2010	\$156,100	\$215,000
Households, 2006-2010	19,704	2,326,468
Persons per household, 2006-2010	2.65	2.63
Per capita money income in past 12 months (2010 dollars) 2006-2010	\$19,600	\$25,680
Median household income 2006-2010	\$37,580	\$50,448
Persons below poverty level, percent, 2006-2010	18.9%	15.3%
<b>Business QuickFacts</b>	<b>Gila County</b>	<b>Arizona</b>
Private nonfarm establishments, 2009	1,086	134,072 <sup>2</sup>
Private nonfarm employment, 2009	11,724	2,122,265 <sup>2</sup>

Private nonfarm employment, percent change 2000-2009	-9.5%	10.6% <sup>2</sup>
Nonemployer establishments, 2009	3,565	379,818
<hr/>		
Total number of firms, 2007	5,250	491,529
Black-owned firms, percent, 2007	F	2.0%
American Indian- and Alaska Native-owned firms, percent, 2007	4.3%	1.9%
Asian-owned firms, percent, 2007	S	3.3%
Native Hawaiian and Other Pacific Islander-owned firms, percent, 2007	F	S
Hispanic-owned firms, percent, 2007	S	10.7%
Women-owned firms, percent, 2007	28.7%	28.1%
<hr/>		
Manufacturers shipments, 2007 (\$1000)	0 <sup>1</sup>	57,977,827
Merchant wholesaler sales, 2007 (\$1000)	D	57,573,459
Retail sales, 2007 (\$1000)	550,763	86,758,801
Retail sales per capita, 2007	\$10,545	\$13,637
Accommodation and food services sales, 2007 (\$1000)	106,693	13,268,514
Building permits, 2010	73	12,370
Federal spending, 2009	618,574	62,943,007 <sup>2</sup>
<b>Geography QuickFacts</b>	<b>Gila County</b>	<b>Arizona</b>
Land area in square miles, 2010	4,757.93	113,594.08
Persons per square mile, 2010	11.3	56.3
FIPS Code	007	04
Metropolitan or Micropolitan Statistical Area	Payson, AZ	Micro Area

1: Counties with 500 employees or less are excluded.

2: Includes data not distributed by county.

Population estimates for counties will be available in April, 2012 and for cities in June, 2012.

(a) Includes persons reporting only one race.

(b) Hispanics may be of any race, so also are included in applicable race categories.

D: Suppressed to avoid disclosure of confidential information

F: Fewer than 100 firms

FN: Footnote on this item for this area in place of data

NA: Not available

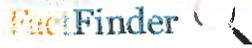
S: Suppressed; does not meet publication standards

X: Not applicable

Z: Value greater than zero but less than half unit of measure shown

Source U.S. Census Bureau: State and County QuickFacts. Data derived from Population Estimates, American Community Survey, Census of Population and Housing, State and County Housing Unit Estimates, County Business Patterns, Nonemployer Statistics, Economic Census, Survey of Business Owners, Building Permits, Consolidated Federal Funds Report  
Last Revised: Tuesday, 31-Jan-2012 16:47:35 EST

U.S. Census Bureau



**DP04** **SELECTED HOUSING CHARACTERISTICS**  
2006-2010 American Community Survey 5-Year Estimates

Legend:  show/hide rows and columns  collapse/expand data categories  rearrange columns  rearrange rows  sort/ascending/descending  filter rows

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, for 2010, the 2010 Census provides the **official counts of the population and housing units for the nation, states, counties, cities and towns**. For 2006 to 2009, the Population Estimates Program provides **intercensal estimates of the population for the nation, states, and counties**.

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Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the [Methodology](#) section.

Subject	Arizona			
	Estimate	Estimate Margin of Error	Percent	Percent Margin of Error
<b>HOUSING OCCUPANCY</b>				
Total housing units	2,776,037	+/-474	2,776,037	(X)
Occupied housing units	2,328,488	+/-7,883	83.9%	+/-0.3
Vacant housing units	449,589	+/-7,665	16.2%	+/-0.3
Homeowner vacancy rate	3.7	+/-0.2	(X)	(X)
Rental vacancy rate	10.2	+/-0.3	(X)	(X)
<b>UNITS IN STRUCTURE</b>				
Total housing units	2,776,037	+/-474	2,776,037	(X)
1-unit, detached	1,741,053	+/-4,158	62.7%	+/-0.1
1-unit, attached	142,924	+/-2,178	5.1%	+/-0.1
2 units	39,024	+/-1,326	1.4%	+/-0.1
3 or 4 units	93,609	+/-2,324	3.4%	+/-0.1
5 to 9 units	123,595	+/-3,058	4.5%	+/-0.1
10 to 19 units	145,108	+/-3,084	5.2%	+/-0.1
20 or more units	172,811	+/-2,934	6.2%	+/-0.1
Mobile home	305,355	+/-3,184	11.0%	+/-0.1
Boat, RV, van, etc.	12,458	+/-892	0.4%	+/-0.1
<b>YEAR STRUCTURE BUILT</b>				
Total housing units	2,776,037	+/-474	2,776,037	(X)
Built 2005 or later	211,425	+/-2,978	7.6%	+/-0.1
Built 2000 to 2004	426,110	+/-4,107	15.3%	+/-0.1
Built 1990 to 1999	585,528	+/-4,129	21.1%	+/-0.1
Built 1980 to 1989	548,644	+/-4,401	19.7%	+/-0.2
Built 1970 to 1979	516,715	+/-4,446	18.6%	+/-0.2
Built 1960 to 1969	218,970	+/-3,382	7.9%	+/-0.1
Built 1950 to 1959	171,894	+/-2,542	6.2%	+/-0.1
Built 1940 to 1949	52,196	+/-1,691	1.9%	+/-0.1
Built 1939 or earlier	46,755	+/-1,322	1.7%	+/-0.1
<b>ROOMS</b>				
Total housing units	2,776,037	+/-474	2,776,037	(X)
1 room	51,025	+/-1,606	1.8%	+/-0.1
2 rooms	99,333	+/-2,038	3.6%	+/-0.1
3 rooms	270,048	+/-3,686	9.7%	+/-0.1
4 rooms	497,554	+/-4,562	17.9%	+/-0.2
5 rooms	625,617	+/-5,316	22.5%	+/-0.2
6 rooms	529,852	+/-4,381	19.1%	+/-0.2
7 rooms	342,047	+/-3,238	12.3%	+/-0.1

Subject	Arizona		Estimate	Estimate Margin of Error	Percent	Percent Margin of Error
8 rooms			191,421	+/-3,062	6.9%	+/-0.1
9 rooms or more			169,140	+/-2,605	6.1%	+/-0.1
Median rooms			5.3	+/-0.1	(X)	(X)
<b>BEDROOMS</b>						
Total housing units			2,776,037	+/-474	2,776,037	(X)
No bedroom			57,135	+/-1,492	2.1%	+/-0.1
1 bedroom			332,197	+/-3,793	12.0%	+/-0.1
2 bedrooms			780,677	+/-4,977	28.1%	+/-0.2
3 bedrooms			1,035,887	+/-5,270	37.3%	+/-0.2
4 bedrooms			465,814	+/-4,344	16.8%	+/-0.2
5 or more bedrooms			104,327	+/-2,132	3.8%	+/-0.1
<b>HOUSING TENURE</b>						
Occupied housing units			2,326,468	+/-7,863	2,326,468	(X)
Owner-occupied			1,568,513	+/-9,416	67.4%	+/-0.2
Renter-occupied			757,955	+/-5,191	32.6%	+/-0.2
Average household size of owner-occupied unit			2.85	+/-0.01	(X)	(X)
Average household size of renter-occupied unit			2.58	+/-0.02	(X)	(X)
<b>YEAR HOUSEHOLDER MOVED INTO UNIT</b>						
Occupied housing units			2,326,468	+/-7,863	2,326,468	(X)
Moved in 2005 or later			993,125	+/-6,633	42.7%	+/-0.3
Moved in 2000 to 2004			602,034	+/-5,902	25.9%	+/-0.2
Moved in 1990 to 1999			455,392	+/-5,344	19.8%	+/-0.2
Moved in 1980 to 1989			155,735	+/-2,541	6.7%	+/-0.1
Moved in 1970 to 1979			80,145	+/-1,739	3.4%	+/-0.1
Moved in 1969 or earlier			40,037	+/-1,230	1.7%	+/-0.1
<b>VEHICLES AVAILABLE</b>						
Occupied housing units			2,326,468	+/-7,863	2,326,468	(X)
No vehicles available			151,553	+/-2,932	6.5%	+/-0.1
1 vehicle available			865,856	+/-5,992	37.2%	+/-0.2
2 vehicles available			900,037	+/-6,581	38.7%	+/-0.2
3 or more vehicles available			409,022	+/-4,332	17.6%	+/-0.2
<b>HOUSE HEATING FUEL</b>						
Occupied housing units			2,326,468	+/-7,863	2,326,468	(X)
Utility gas			843,402	+/-6,146	36.3%	+/-0.2
Bottled, tank, or LP gas			78,699	+/-1,922	3.4%	+/-0.1
Electricity			1,325,309	+/-5,597	57.0%	+/-0.2
Fuel oil, kerosene, etc.			1,865	+/-285	0.1%	+/-0.1
Coal or coke			594	+/-131	0.0%	+/-0.1
Wood			45,284	+/-1,410	1.9%	+/-0.1
Solar energy			1,237	+/-223	0.1%	+/-0.1
Other fuel			7,897	+/-649	0.3%	+/-0.1
No fuel used			22,581	+/-1,018	1.0%	+/-0.1
<b>SELECTED CHARACTERISTICS</b>						
Occupied housing units			2,326,468	+/-7,863	2,326,468	(X)
Lacking complete plumbing facilities			17,557	+/-791	0.8%	+/-0.1
Lacking complete kitchen facilities			21,037	+/-965	0.9%	+/-0.1
No telephone service available			106,707	+/-2,423	4.6%	+/-0.1
<b>OCCUPANTS PER ROOM</b>						
Occupied housing units			2,326,468	+/-7,863	2,326,468	(X)
1.00 or less			2,227,350	+/-7,826	95.7%	+/-0.1
1.01 to 1.50			70,545	+/-1,889	3.0%	+/-0.1
1.51 or more			28,573	+/-1,213	1.2%	+/-0.1
<b>VALUE</b>						
Owner-occupied units			1,568,513	+/-9,416	1,568,513	(X)

Subject	Arizona			
	Estimate	Estimate Margin of Error	Percent	Percent Margin of Error
Less than \$50,000	120,064	+/-2,400	7.7%	+/-0.1
\$50,000 to \$99,999	139,655	+/-2,351	8.9%	+/-0.1
\$100,000 to \$149,999	202,304	+/-2,697	12.9%	+/-0.2
\$150,000 to \$199,999	252,895	+/-3,135	16.1%	+/-0.2
\$200,000 to \$299,999	385,172	+/-4,429	24.6%	+/-0.2
\$300,000 to \$499,999	296,996	+/-3,418	18.9%	+/-0.2
\$500,000 to \$999,999	139,721	+/-2,238	8.9%	+/-0.1
\$1,000,000 or more	31,706	+/-1,070	2.0%	+/-0.1
Median (dollars)	215,000	+/-681	(X)	(X)
<b>MORTGAGE STATUS</b>				
Owner-occupied units	1,568,513	+/-9,416	1,568,513	(X)
Housing units with a mortgage	1,112,983	+/-7,883	71.0%	+/-0.2
Housing units without a mortgage	455,530	+/-3,733	29.0%	+/-0.2
<b>SELECTED MONTHLY OWNER COSTS (SMOC)</b>				
Housing units with a mortgage	1,112,983	+/-7,883	1,112,983	(X)
Less than \$300	3,105	+/-385	0.3%	+/-0.1
\$300 to \$499	19,654	+/-821	1.8%	+/-0.1
\$500 to \$699	51,355	+/-1,708	4.6%	+/-0.1
\$700 to \$999	150,627	+/-2,961	13.5%	+/-0.3
\$1,000 to \$1,499	330,543	+/-3,846	29.7%	+/-0.3
\$1,500 to \$1,999	260,803	+/-3,462	23.4%	+/-0.3
\$2,000 or more	296,896	+/-3,441	26.7%	+/-0.3
Median (dollars)	1,502	+/-6	(X)	(X)
Housing units without a mortgage	455,530	+/-3,733	455,530	(X)
Less than \$100	17,489	+/-1,090	3.8%	+/-0.2
\$100 to \$199	52,763	+/-1,439	11.6%	+/-0.3
\$200 to \$299	96,149	+/-2,039	21.1%	+/-0.4
\$300 to \$399	103,890	+/-2,151	22.8%	+/-0.4
\$400 or more	185,239	+/-2,270	40.7%	+/-0.4
Median (dollars)	359	+/-2	(X)	(X)
<b>SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)</b>				
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	1,106,216	+/-7,885	1,106,216	(X)
Less than 20.0 percent	344,191	+/-4,150	31.1%	+/-0.3
20.0 to 24.9 percent	174,126	+/-3,098	15.7%	+/-0.2
25.0 to 29.9 percent	143,267	+/-2,587	13.0%	+/-0.2
30.0 to 34.9 percent	105,738	+/-2,284	9.6%	+/-0.2
35.0 percent or more	338,894	+/-4,465	30.6%	+/-0.4
Not computed	6,767	+/-614	(X)	(X)
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	448,247	+/-3,740	448,247	(X)
Less than 10.0 percent	208,728	+/-2,832	46.6%	+/-0.5
10.0 to 14.9 percent	87,107	+/-1,989	19.4%	+/-0.4
15.0 to 19.9 percent	48,674	+/-1,333	10.9%	+/-0.3
20.0 to 24.9 percent	29,918	+/-1,064	6.7%	+/-0.2
25.0 to 29.9 percent	18,898	+/-943	4.2%	+/-0.2
30.0 to 34.9 percent	12,584	+/-784	2.8%	+/-0.2
35.0 percent or more	42,363	+/-1,285	9.5%	+/-0.3
Not computed	7,283	+/-640	(X)	(X)
<b>GROSS RENT</b>				
Occupied units paying rent	718,543	+/-5,122	718,543	(X)
Less than \$200	9,811	+/-727	1.4%	+/-0.1
\$200 to \$299	12,628	+/-784	1.8%	+/-0.1
\$300 to \$499	52,744	+/-1,486	7.3%	+/-0.2
\$500 to \$749	194,188	+/-3,281	27.0%	+/-0.4

Arizona				
Subject	Estimate	Estimate Margin of Error	Percent	Percent Margin of Error
\$750 to \$999	196,502	+/-3,147	27.3%	+/-0.4
\$1,000 to \$1,499	190,162	+/-3,611	26.5%	+/-0.5
\$1,500 or more	62,508	+/-2,063	8.7%	+/-0.3
Median (dollars)	856	+/-4	(X)	(X)
No rent paid	38,412	+/-1,531	(X)	(X)
<b>GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)</b>				
Occupied units paying rent (excluding units where GRAPI cannot be computed)	702,397	+/-5,134	702,397	(X)
Less than 15.0 percent	81,090	+/-2,029	11.5%	+/-0.3
15.0 to 19.9 percent	69,658	+/-2,220	12.8%	+/-0.3
20.0 to 24.9 percent	92,746	+/-2,308	13.2%	+/-0.3
25.0 to 29.9 percent	80,656	+/-2,079	11.5%	+/-0.3
30.0 to 34.9 percent	66,360	+/-2,188	9.4%	+/-0.3
35.0 percent or more	291,889	+/-3,770	41.6%	+/-0.5
Not computed	55,558	+/-1,779	(X)	(X)

Source: U.S. Census Bureau, 2006-2010 American Community Survey

**Explanation of Symbols:**

An '\*\*\*' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.  
 An 'L' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.  
 An 'U' following a median estimate means the median falls in the lowest interval of an open-ended distribution.  
 An 'H' following a median estimate means the median falls in the upper interval of an open-ended distribution.  
 An '\*\*\*\*' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.  
 An '\*\*\*\*\*' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.  
 An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.  
 An '(X)' means that the estimate is not applicable or not available.

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see [Accuracy of the Data](#)). The effect of nonsampling error is not represented in these tables.

The median gross rent excludes no cash renters.

In prior years, the universe included all owner-occupied units with a mortgage. It is now restricted to include only those units where SMOCAPI is computed, that is, SMOCAPI and household income are valid values.

In prior years, the universe included all owner-occupied units without a mortgage. It is now restricted to include only those units where SMOCAPI is computed, that is, SMOCAPI and household income are valid values.

In prior years, the universe included all renter-occupied units. It is now restricted to include only those units where GRAPI is computed, that is, gross rent and household income are valid values.

The 2009 and 2010 plumbing data for Puerto Rico will not be shown. Research indicates that the questions on plumbing facilities that were introduced in 2008 in the stateside American Community Survey and the 2008 Puerto Rico Community Survey may not have been appropriate for Puerto Rico.

While the 2006-2010 American Community Survey (ACS) data generally reflect the December 2009 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2000 data. Boundaries for urban areas have not been updated since Census 2000. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.





U.S. Census Bureau

FactFinder

DP02

**SELECTED SOCIAL CHARACTERISTICS IN THE UNITED STATES**  
 2006-2010 American Community Survey 5-Year Estimates

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Subject	Arizona			
	Estimate	Estimate Margin of Error	Percent	Percent Margin of Error
<b>HOUSEHOLDS BY TYPE</b>				
Total households	2,326,468	+/-7,863	2,326,468	(X)
Family households (families)	1,542,305	+/-8,700	66.3%	+/-0.2
With own children under 18 years	699,571	+/-6,703	30.1%	+/-0.2
Married-couple family	1,150,428	+/-8,803	49.4%	+/-0.3
With own children under 18 years	470,644	+/-6,628	20.2%	+/-0.2
Male householder, no wife present, family	117,804	+/-2,316	5.1%	+/-0.1
With own children under 18 years	62,364	+/-1,816	2.7%	+/-0.1
Female householder, no husband present, family	274,073	+/-3,696	11.8%	+/-0.2
With own children under 18 years	166,563	+/-3,091	7.2%	+/-0.1
Nonfamily households	784,163	+/-5,236	33.7%	+/-0.2
Householder living alone	623,070	+/-5,055	26.8%	+/-0.2
65 years and over	203,639	+/-3,268	8.8%	+/-0.1
Households with one or more people under 18 years	781,722	+/-6,992	33.6%	+/-0.2
Households with one or more people 65 years and over	584,124	+/-3,320	25.1%	+/-0.1
Average household size	2.63	+/-0.01	(X)	(X)
Average family size	3.21	+/-0.01	(X)	(X)
<b>RELATIONSHIP</b>				
Population in households	6,112,128	*****	6,112,128	(X)
Householder	2,326,468	+/-7,863	38.1%	+/-0.1
Spouse	1,150,250	+/-8,161	18.8%	+/-0.1
Child	1,828,811	+/-7,675	29.9%	+/-0.1
Other relatives	434,292	+/-9,215	7.1%	+/-0.2
Nonrelatives	372,307	+/-7,902	6.1%	+/-0.1
Unmarried partner	153,868	+/-3,181	2.5%	+/-0.1
<b>MARITAL STATUS</b>				
Males 15 years and over				
Never married	2,421,723	+/-425	2,421,723	(X)
Now married, except separated	822,536	+/-5,669	34.0%	+/-0.2
Separated	1,254,246	+/-8,130	51.8%	+/-0.3
Widowed	35,182	+/-1,520	1.5%	+/-0.1
Divorced	58,808	+/-1,462	2.4%	+/-0.1
Females 15 years and over				
Never married	2,481,644	+/-342	2,481,644	(X)
Now married, except separated	659,465	+/-5,442	26.6%	+/-0.2
Separated	1,232,181	+/-7,055	49.7%	+/-0.3
Widowed	53,067	+/-1,797	2.1%	+/-0.1
Divorced	209,965	+/-3,020	8.5%	+/-0.1
<b>FERTILITY</b>				
Number of women 15 to 50 years old who had a birth in the past 12 months	93,740	+/-2,267	93,740	(X)
Unmarried women (widowed, divorced, and never married)	33,462	+/-1,322	35.7%	+/-1.1
Per 1,000 unmarried women	43	+/-2	(X)	(X)
Per 1,000 women 15 to 50 years old	62	+/-2	(X)	(X)

U.S. Census Bureau

FactFinder

DP05

**ACS DEMOGRAPHIC AND HOUSING ESTIMATES**  
 2006-2010 American Community Survey 5-Year Estimates

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Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the [Methodology](#) section.

Subject	Arizona			
	Estimate	Estimate Margin of Error	Percent	Percent Margin of Error
<b>SEX AND AGE</b>				
Total population	6,246,816	*****	6,246,816	(X)
Male	3,108,234	+/-471	49.8%	+/-0.1
Female	3,138,582	+/-471	50.2%	+/-0.1
Under 5 years	483,060	+/-442	7.4%	+/-0.1
5 to 9 years	440,280	+/-2,774	7.0%	+/-0.1
10 to 14 years	440,109	+/-2,823	7.0%	+/-0.1
15 to 19 years	452,844	+/-641	7.2%	+/-0.1
20 to 24 years	432,885	+/-733	6.9%	+/-0.1
25 to 34 years	853,236	+/-868	13.7%	+/-0.1
35 to 44 years	828,522	+/-750	13.3%	+/-0.1
45 to 54 years	820,262	+/-558	13.1%	+/-0.1
55 to 59 years	360,930	+/-2,926	5.8%	+/-0.1
60 to 64 years	321,460	+/-2,929	5.1%	+/-0.1
65 to 74 years	462,410	+/-543	7.4%	+/-0.1
75 to 84 years	275,989	+/-1,811	4.4%	+/-0.1
85 years and over	94,829	+/-1,817	1.5%	+/-0.1
Median age (years)	35.5	+/-0.1	(X)	(X)
18 years and over	4,633,315	+/-181	74.2%	+/-0.1
21 years and over	4,363,258	+/-1,843	69.8%	+/-0.1
62 years and over	1,016,547	+/-2,692	16.3%	+/-0.1
65 years and over	833,228	+/-431	13.3%	+/-0.1
18 years and over	4,633,315	+/-181	4,633,315	(X)
Male	2,282,340	+/-320	49.3%	+/-0.1
Female	2,350,975	+/-222	50.7%	+/-0.1
65 years and over	833,228	+/-431	833,228	(X)
Male	378,013	+/-295	45.4%	+/-0.1
Female	455,215	+/-296	54.6%	+/-0.1
<b>RACE</b>				
Total population	6,246,816	*****	6,246,816	(X)
One race	6,080,275	+/-4,534	97.3%	+/-0.1
Two or more races	166,541	+/-4,534	2.7%	+/-0.1
One race	6,080,275	+/-4,534	97.3%	+/-0.1
White	4,883,606	+/-9,722	78.2%	+/-0.2
Black or African American	240,655	+/-1,940	3.9%	+/-0.1
American Indian and Alaska Native	278,336	+/-2,582	4.5%	+/-0.1
Cherokee tribal grouping	4,042	+/-579	0.1%	+/-0.1
Chippewa tribal grouping	986	+/-311	0.0%	+/-0.1

U.S. Census Bureau



DP03 SELECTED ECONOMIC CHARACTERISTICS  
2006-2010 American Community Survey 5-Year Estimates

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, for 2010, the 2010 Census provides the official counts of the population and housing units for the nation, states, counties, cities and towns. For 2006 to 2009, the Population Estimates Program provides intercensal estimates of the population for the nation, states, and counties.

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Subject	Arizona			
	Estimate	Estimate Margin of Error	Percent	Percent Margin of Error
<b>EMPLOYMENT STATUS</b>				
Population 16 years and over	4,813,496	+/-1,502	4,813,496	(X)
In labor force	2,995,656	+/-7,547	62.2%	+/-0.2
Civilian labor force	2,975,168	+/-7,606	61.8%	+/-0.2
Employed	2,747,475	+/-7,324	57.1%	+/-0.2
Unemployed	227,691	+/-3,977	4.7%	+/-0.1
Armed Forces	20,480	+/-1,030	0.4%	+/-0.1
Not in labor force	1,817,840	+/-7,475	37.8%	+/-0.2
Civilian labor force	2,975,166	+/-7,606	2,975,166	(X)
Percent Unemployed	(X)	(X)	7.7%	+/-0.1
Females 16 years and over	2,437,925	+/-1,155	2,437,925	(X)
In labor force	1,370,506	+/-5,167	56.2%	+/-0.2
Civilian labor force	1,367,620	+/-5,136	56.1%	+/-0.2
Employed	1,267,437	+/-5,172	52.0%	+/-0.2
Own children under 6 years	530,317	+/-2,347	530,317	(X)
All parents in family in labor force	308,619	+/-3,769	58.2%	+/-0.7
Own children 6 to 17 years	990,907	+/-3,053	990,907	(X)
All parents in family in labor force	664,252	+/-5,812	67.0%	+/-0.5
<b>COMMUTING TO WORK</b>				
Workers 16 years and over	2,699,943	+/-7,551	2,699,943	(X)
Car, truck, or van -- drove alone	2,040,572	+/-7,988	75.8%	+/-0.2
Car, truck, or van -- carpooled	340,523	+/-5,845	12.6%	+/-0.2
Public transportation (excluding taxicab)	54,275	+/-2,184	2.0%	+/-0.1
Walked	59,454	+/-1,965	2.2%	+/-0.1
Other means	66,021	+/-2,366	2.4%	+/-0.1
Worked at home	139,088	+/-2,956	5.2%	+/-0.1
Mean travel time to work (minutes)	24.8	+/-0.1	(X)	(X)
<b>OCCUPATION</b>				
Civilian employed population 16 years and over	2,747,475	+/-7,324	2,747,475	(X)
Management, business, science, and arts occupations	948,700	+/-7,134	34.5%	+/-0.2
Service occupations	499,205	+/-5,395	18.2%	+/-0.2
Sales and office occupations	741,757	+/-5,482	27.0%	+/-0.2
Natural resources, construction, and maintenance occupations	297,558	+/-4,048	10.8%	+/-0.1
Production, transportation, and material moving occupations	260,255	+/-3,714	9.5%	+/-0.1
<b>INDUSTRY</b>				
Civilian employed population 16 years and over	2,747,475	+/-7,324	2,747,475	(X)
Agriculture, forestry, fishing and hunting, and mining	36,905	+/-1,462	1.3%	+/-0.1
Construction	244,026	+/-3,849	8.9%	+/-0.1
Manufacturing	211,782	+/-3,366	7.7%	+/-0.1
Wholesale trade	73,841	+/-1,884	2.7%	+/-0.1
Retail trade	334,791	+/-4,313	12.2%	+/-0.2
Transportation and warehousing, and utilities	196,251	+/-2,965	5.0%	+/-0.1
Information	52,675	+/-1,725	1.9%	+/-0.1
Finance and insurance, and real estate and rental and leasing	225,051	+/-3,836	8.2%	+/-0.1
Professional, scientific, and management, and administrative and waste management services	306,180	+/-4,785	11.1%	+/-0.2
Educational services, and health care and social assistance	562,284	+/-6,008	20.5%	+/-0.2
Arts, entertainment, and recreation, and accommodation and food services	282,794	+/-4,541	10.3%	+/-0.2
Other services, except public administration	129,761	+/-2,765	4.7%	+/-0.1
Public administration	151,134	+/-2,459	5.5%	+/-0.1

Subject	Arizona			Percent Margin of Error
	Estimate	Estimate Margin of Error	Percent	
<b>CLASS OF WORKER</b>				
Civilian employed population 16 years and over	2,747,475	+/-7,324	2,747,475	(X)
Private wage and salary workers	2,154,992	+/-7,646	78.4%	+/-0.2
Government workers	416,233	+/-5,281	15.1%	+/-0.2
Self-employed in own not incorporated business workers	171,859	+/-3,235	6.3%	+/-0.1
Unpaid family workers	4,391	+/-538	0.2%	+/-0.1
<b>INCOME AND BENEFITS (IN 2010 INFLATION-ADJUSTED DOLLARS)</b>				
Total households	2,326,468	+/-7,863	2,326,468	(X)
Less than \$10,000	163,071	+/-3,167	7.0%	+/-0.1
\$10,000 to \$14,999	119,317	+/-2,247	5.1%	+/-0.1
\$15,000 to \$24,999	251,762	+/-3,240	10.8%	+/-0.1
\$25,000 to \$34,999	263,031	+/-3,912	11.3%	+/-0.2
\$35,000 to \$49,999	355,659	+/-4,201	15.3%	+/-0.2
\$50,000 to \$74,999	448,445	+/-4,525	19.2%	+/-0.2
\$75,000 to \$99,999	286,169	+/-3,629	12.3%	+/-0.1
\$100,000 to \$149,999	275,283	+/-3,695	11.8%	+/-0.1
\$150,000 to \$199,999	85,914	+/-1,721	3.7%	+/-0.1
\$200,000 or more	78,797	+/-1,659	3.4%	+/-0.1
Median household income (dollars)	50,448	+/-217	(X)	(X)
Mean household income (dollars)	67,436	+/-289	(X)	(X)
With earnings	1,820,138	+/-7,508	78.2%	+/-0.1
Mean earnings (dollars)	67,643	+/-293	(X)	(X)
With Social Security	865,979	+/-3,881	28.6%	+/-0.1
Mean Social Security income (dollars)	18,258	+/-74	(X)	(X)
With retirement income	438,525	+/-4,330	18.9%	+/-0.2
Mean retirement income (dollars)	22,890	+/-288	(X)	(X)
With Supplemental Security Income	74,011	+/-1,833	3.2%	+/-0.1
Mean Supplemental Security Income (dollars)	8,658	+/-149	(X)	(X)
With cash public assistance income	51,263	+/-1,409	2.2%	+/-0.1
Mean cash public assistance income (dollars)	3,257	+/-111	(X)	(X)
With Food Stamp/SNAP benefits in the past 12 months	212,791	+/-3,171	9.1%	+/-0.1
Families	1,542,305	+/-8,700	1,542,305	(X)
Less than \$10,000	74,966	+/-1,758	4.9%	+/-0.1
\$10,000 to \$14,999	50,324	+/-1,628	3.3%	+/-0.1
\$15,000 to \$24,999	130,809	+/-2,427	8.5%	+/-0.2
\$25,000 to \$34,999	155,780	+/-2,869	10.1%	+/-0.2
\$35,000 to \$49,999	225,431	+/-3,560	14.6%	+/-0.2
\$50,000 to \$74,999	316,972	+/-4,393	20.6%	+/-0.2
\$75,000 to \$99,999	222,237	+/-3,025	14.4%	+/-0.2
\$100,000 to \$149,999	224,768	+/-3,321	14.6%	+/-0.2
\$150,000 to \$199,999	72,658	+/-1,648	4.7%	+/-0.1
\$200,000 or more	68,570	+/-1,570	4.4%	+/-0.1
Median family income (dollars)	59,840	+/-323	(X)	(X)
Mean family income (dollars)	77,127	+/-377	(X)	(X)
Per capita income (dollars)	25,880	+/-122	(X)	(X)
Nonfamily households	784,163	+/-5,236	784,163	(X)
Median nonfamily income (dollars)	33,003	+/-325	(X)	(X)
Mean nonfamily income (dollars)	45,232	+/-492	(X)	(X)
Median earnings for workers (dollars)	29,573	+/-192	(X)	(X)
Median earnings for male full-time, year-round workers (dollars)	44,021	+/-291	(X)	(X)
Median earnings for female full-time, year-round workers (dollars)	35,675	+/-192	(X)	(X)
<b>HEALTH INSURANCE COVERAGE</b>				
Civilian noninstitutionalized population	(X)	(X)	(X)	(X)
With health insurance coverage	(X)	(X)	(X)	(X)
With private health insurance	(X)	(X)	(X)	(X)
With public coverage	(X)	(X)	(X)	(X)
No health insurance coverage	(X)	(X)	(X)	(X)
Civilian noninstitutionalized population under 18 years	(X)	(X)	(X)	(X)
No health insurance coverage	(X)	(X)	(X)	(X)
Civilian noninstitutionalized population 18 to 64 years	(X)	(X)	(X)	(X)
In labor force:	(X)	(X)	(X)	(X)
Employed:	(X)	(X)	(X)	(X)
With health insurance coverage	(X)	(X)	(X)	(X)
With private health insurance	(X)	(X)	(X)	(X)
With public coverage	(X)	(X)	(X)	(X)
No health insurance coverage	(X)	(X)	(X)	(X)
Unemployed:	(X)	(X)	(X)	(X)

Subject	Arizona			
	Estimate	Estimate Margin of Error	Percent	Percent Margin of Error
With health insurance coverage	(X)	(X)	(X)	(X)
With private health insurance	(X)	(X)	(X)	(X)
With public coverage	(X)	(X)	(X)	(X)
No health insurance coverage	(X)	(X)	(X)	(X)
Not in labor force:	(X)	(X)	(X)	(X)
With health insurance coverage	(X)	(X)	(X)	(X)
With private health insurance	(X)	(X)	(X)	(X)
With public coverage	(X)	(X)	(X)	(X)
No health insurance coverage	(X)	(X)	(X)	(X)
<b>PERCENTAGE OF FAMILIES AND PEOPLE WHOSE INCOME IN THE PAST 12 MONTHS IS BELOW THE POVERTY LEVEL</b>				
All families	(X)	(X)	10.9%	+/-0.2
With related children under 18 years	(X)	(X)	17.2%	+/-0.3
With related children under 5 years only	(X)	(X)	17.7%	+/-0.9
Married couple families	(X)	(X)	8.2%	+/-0.2
With related children under 18 years	(X)	(X)	9.6%	+/-0.4
With related children under 5 years only	(X)	(X)	8.3%	+/-0.8
Families with female householder, no husband present	(X)	(X)	28.6%	+/-0.8
With related children under 18 years	(X)	(X)	35.9%	+/-0.8
With related children under 5 years only	(X)	(X)	43.5%	+/-1.9
All people	(X)	(X)	15.3%	+/-0.2
Under 18 years	(X)	(X)	21.6%	+/-0.4
Related children under 18 years	(X)	(X)	21.2%	+/-0.4
Related children under 5 years	(X)	(X)	24.6%	+/-0.7
Related children 5 to 17 years	(X)	(X)	19.8%	+/-0.4
18 years and over	(X)	(X)	13.1%	+/-0.2
18 to 64 years	(X)	(X)	14.2%	+/-0.2
65 years and over	(X)	(X)	8.1%	+/-0.2
People in families	(X)	(X)	13.2%	+/-0.2
Unrelated individuals 15 years and over	(X)	(X)	24.1%	+/-0.4

Source: U.S. Census Bureau, 2006-2010 American Community Survey

**Explanation of Symbols:**

An '\*\*\*' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.  
 An '!' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.  
 An 'L' following a median estimate means the median falls in the lowest interval of an open-ended distribution.  
 An 'U' following a median estimate means the median falls in the upper interval of an open-ended distribution.  
 An '\*\*\*' entry in the margin of error column indicates that the estimate falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.  
 An '\*\*\*\*\*' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.  
 An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.  
 An '(X)' means that the estimate is not applicable or not available.

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see [Accuracy of the Data](#)). The effect of nonsampling error is not represented in these tables.

There were changes in the edit between 2009 and 2010 regarding Supplemental Security Income (SSI) and Social Security. The changes in the edit loosened restrictions on disability requirements for receipt of SSI resulting in an increase in the total number of SSI recipients in the American Community Survey. The changes also loosened restrictions on possible reported monthly amounts in Social Security Income resulting in higher Social Security aggregate amounts. These results more closely match administrative counts compiled by the Social Security Administration.

Workers include members of the Armed Forces and civilians who were at work last week.

Industry codes are 4-digit codes and are based on the North American Industry Classification System 2007. The industry categories adhere to the guidelines issued in Clarification Memorandum No. 2, "NAICS Alternate Aggregation Structure for Use By U.S. Statistical Agencies," issued by the Office of Management and Budget.

Occupation codes are 4-digit codes and are based on the Standard Occupational Classification (SOC) 2010. The 2010 Census occupation codes were updated in accordance with the 2010 revision of the SOC. To allow for the creation of 2006-2010 and 2008-2010 tables, occupation data in the multiyear files (2006-2010 and 2008-2010) were recoded to 2010 Census occupation codes. We recommend using caution when comparing data coded using 2010 Census occupation codes with data coded using previous Census occupation codes. For more information on the Census occupation code changes, please visit our website at <http://www.census.gov/hhes/www/oindex/>.

While the 2006-2010 American Community Survey (ACS) data generally reflect the December 2009 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2000 data. Boundaries for urban areas have not been updated since Census 2000. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.



Source: U.S. Census Bureau | American FactFinder

# County Business Patterns & Demographics

## County Business Patterns & Demographics : Interactive Text

This map includes data from the County Business Patterns program and the 2010 Census. County Business Patterns data for 2009 were released in June, 2011.

### AZ - Gila County

#### Business Patterns

Total Number of Establishments	1,086
Total Annual Payroll (\$1,000)	372,478
Total Mid-March Employees	11,724

#### Industry: Establishments

Accommodation and food services	138
Administrative and support and waste management and remediation services	43
Agriculture, forestry, fishing and hunting	1
Arts, entertainment, and recreation	17
Construction	174
Educational services	16
Finance and insurance	58
Health care and social assistance	133
Industries not classified	0
Information	23
Management of companies and enterprises	2
Manufacturing	17
Mining, quarrying, and oil and gas extraction	11
Other services (except public administration)	89
Professional, scientific, and technical services	80
Real estate and rental and leasing	66
Retail trade	163
Transportation and warehousing	24
Utilities	4
Wholesale trade	27

#### Population

Total Population	53,597
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#### Population by Sex/Age

Male	26,633
Female	26,964
Under 18	11,471
18 & over	42,126
20 - 24	2,584
25 - 34	4,501
35 - 49	8,645
50 - 64	12,761
65 & over	12,450

#### Population by Ethnicity

Hispanic or Latino	9,588
Non Hispanic or Latino	44,009

#### Population by Race

White	41,162
African American	233
Asian	273
American Indian and Alaska Native	7,946
Native Hawaiian and Pacific Islander	47
Other	2,865
Identified by two or more	1,071

#### Housing Status

( in housing units unless noted )

Total	32,698
Occupied	22,000
Owner-occupied	16,759
Population in owner-occupied ( number of individuals )	39,445
Renter-occupied	5,241
Population in renter-occupied ( number of individuals )	13,235
Vacant	10,698

Vacant: for rent	821
Vacant: for sale	715
Vacant: for seasonal/recreational/occasional use	7,449

**Business data represent business locations with paid employees**

Source: U.S. Census Bureau | US Census Bureau County Business Patterns ( EPCD ) | [asd.internet.staff@census.gov](mailto:asd.internet.staff@census.gov) | Last Revised: 2012-04-13

# Gila County Parcel and Tax Information Search

Parcel ID: 208-02-211

Total Due: \$0.00

<b>2011 Property / Owner Details</b>		
SYCAMORE SUITES LLC C/O JANEEN MANDELL PO BOX 835		
MESA, AZ85211		
Legal Description: GLOBE TWNS PT LOT 3 BLK 34 E 83' OF N 63' 64/467 66/14 77/143 3 08/968		
<b>Tax Summary</b>		
	Charged	Paid
Taxes:	\$908.80	\$908.80
Interest:	\$0.00	\$0.00
Fees:	\$0.00	\$0.00
Totals:	\$908.80	\$908.80
Total Balance:		\$0.00
<b>Delinquent Dates</b>		
1st ½	11/2/2011	
2nd ½	5/2/2012	

Page generated in 2.25 seconds

Report

**A**

GILA COUNTY, ARIZONA

**STANDARD FLOOD HAZARD DETERMINATION**

Gila County Replacement for FEMA Form 81-93 OMB No. 3067-0264

GILA COUNTY  
ASSESSOR'S PARCEL NUMBER:

208-02-211

VALID AFTER 05/15/2008

**FOR BUILDING PURPOSES ONLY**

**NOT FOR INSURANCE OR REAL ESTATE DISCLOSURE PURPOSES**

(DIFFERENT REGULATIONS APPLY TO INSURANCE AND REAL ESTATE DISCLOSURES THAN FOR CONSTRUCTION)  
FEMA Flood Maps are available at [www.fema.gov](http://www.fema.gov). For more local information see the Gila County site at [www.gilaflood.info](http://www.gilaflood.info).

**PERMIT-RELATED INFORMATION**

(to be completed by Gila County)

**A. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) JURISDICTION**

1. NFIP Community Name	2. County(ies)	3. State	4. NFIP Community Number
Gila County	Gila	AZ	040028

**B. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) DATA AFFECTING BUILDING/MOBILE HOME**

1. NFIP Map Number or Community-Panel Number (Community Name, if not the same as "A")	2. NFIP Map Panel Effective/Revised Date	3. LOMA/LOMR	4. Flood Zone	5. No NFIP Map
04007C 2118 D	December 4, 2007	yes date	X	

**C. FEDERAL FLOOD INSURANCE AVAILABILITY (Check all that apply)**

1.  Federal Flood insurance is available (Community participates in NFIP).  Regular Program

**D. DETERMINATION**

1. IS PARCEL/BUILDING/MOBILE HOME IN A SPECIAL FLOOD HAZARD AREA (Either a "Regulatory Floodplain" on a FEMA Flood Insurance Rate Map or adopted by Gila County as an "Administrative Floodplain")? <small>If flood zone in B4 begins with an "A", flood insurance is required by the Flood Disaster Protection Act of 1973. If no, flood insurance is not required by the Flood Disaster Protection Act of 1973.</small>	YES ←	NO ←
1a. IF D1 IS "YES", IS PARCEL/BUILDING/MOBILE HOME IN A FLOODWAY?	YES ←	NO ←
1b. IF PARCEL IS WITHIN AN AREA FOR WHICH THE F.I.R.M. SHOWS ELEVATIONS, <b>B.F.E. =</b>	DATUM USED IS: NAVD 1988	
2. IS PARCEL IN AND/OR NEAR AN UNMAPPED WATERCOURSE REGULATED BY GILA COUNTY through the Grading and Drainage Ordinance? <small>NFIP Flood Insurance is NOT affected by whether this is "yes" or "no" (for permitting purposes only)</small>	YES ←	NO ←
2b. <b>R.F.E.</b> Elevation of lowest floor above the flowline of the adjacent watercourse, in feet, is:		
2c. Erosion setback for a <i>Straight Channel</i> from nearest top of bank, in feet, is:		
2d. Erosion setback on the <i>Outside of a Bend</i> from nearest top of bank, in feet is:		

- IF any 'YES' is checked, THEN a Floodplain Use Permit (FPUP), Floodplain Clearance, or Grading/Drainage Permit IS REQUIRED BEFORE PLAN SUBMITTAL FOR A BUILDING or SEPTIC PERMIT.
- IF all are 'NO', PLANS MAY BE SUBMITTED FOR A BUILDING PERMIT. *This report provides only basic information.*

**E. COMMENTS (Optional):**

This determination is based on examining the NFIP map, any Federal Emergency Management Agency revisions to it, and any other information needed to locate the parcel/building/mobile home on the NFIP map. This determination is for the parcel of land unless a site plan is attached showing the building location and comments are included in Section E stating that this determination is for a building/mobile home only. If any part of the parcel lies within the special flood hazard area or area regulated by the Gila County Floodplain Management Ordinance, the parcel is shown as within such an area. A building site on the parcel may be determined to be outside of the special flood hazard area upon review of a site plan, which is not necessarily reflected in this determination. This determination is an interpretation of public information provided as a courtesy by Gila County. All users of this information are responsible for the verification of this interpretation for their needs. Gila County assumes no liability for the accuracy of the information provided on this document, or appropriateness / completeness of this level of information for a particular purpose. More detailed information and other requirements may be needed prior to construction in a floodplain.

**F. PREPARER'S INFORMATION**

NAME ADDRESS TELEPHONE NUMBER (Select One below)

Gila County Comm Dev 745 N. Rose Mofford Way GLOBE, AZ 85501 928-425-3231, ext 8509	Gila County Comm Dev 608 East State Highway 280 PAYSON, AZ 85541 928-474-9276	Gila County Flood Ctrl 107 W. Frontier St. Suite A PAYSON, AZ 85541 928-474-1078
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DATE OF DETERMINATION:

PREPARED BY (STAFF SIGNATURE):

6/26/2012

Globe 208-02-211





478 E Sycamore St



**Not for Sale**

Zestimate: \$173,700

Rent Zestimate: \$905/mo

Est. Mortgage: \$625

<b>Beds:</b>	--
<b>Baths:</b>	--
<b>Sqft:</b>	2,055
<b>Lot:</b>	5,227 sq ft / 0.12 acres
<b>Type:</b>	Multi Family
<b>Year built:</b>	1944
<b>Last sold:</b>	Mar 2007 for \$190,000
<b>Parking:</b>	--
<b>Cooling:</b>	--
<b>Heating:</b>	Forced air
<b>Fireplace:</b>	--
<b>Additional features:</b>	Ceiling Fans, Landscape-Part, Refrigerator, Wired for Cable, Oven-range, Patio: Uncovered
<b>Construction quality:</b>	6.0
<b>County:</b>	Gila
<b>Covered parking spaces:</b>	0
<b>Parcel #:</b>	20802211
<b>Per floor sqft:</b>	2,055
<b>Roof type:</b>	Composition
<b># Stories:</b>	2
<b>Unit cnt:</b>	2
<b>Zillow Home ID:</b>	7429098

WELL MAINTAINED TRIPLEX RENTED 3BD/1BA AND TWO 1BD/1BA RENT APPROX. \$2000 A MONTH UTILITIES INCLUDED - Last updated: Wednesday June 6th

**Map**



**Charts and Data**

**Nearby schools**

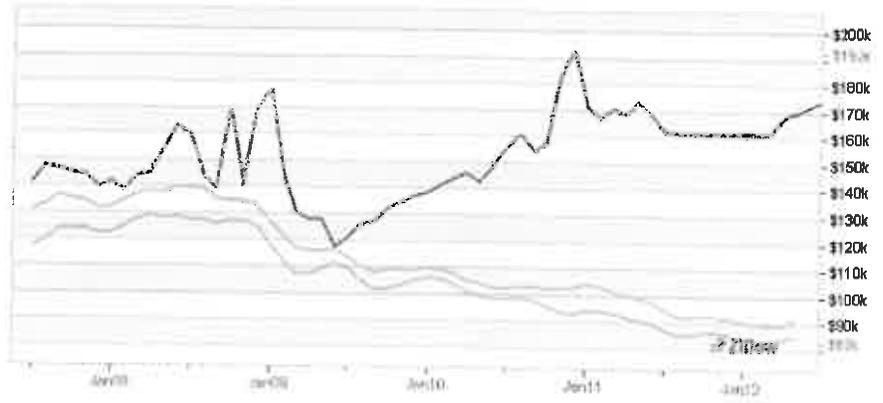
**Primary:** Dr. Charles A. Bejarano Elementary School

**Middle:** High Desert Middle School

**High:** Globe High School

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	Value	Range	30-day change	\$/sqft	Last updated
<b>Zestimate</b>	\$173,700	\$64K - \$347K	+\$4,300	\$84	06/24/2012
<b>Rent Zestimate</b>	\$905/mo	\$579 - \$1.5K/mo	-\$27	\$0.44	06/18/2012
<b>Owner Estimate</b>					



**Price History**

Date	Description	Price	Change	\$/sqft	Source
06/07/2012	Listing removed	\$190,000	--	\$92	Globe Realty AZ
02/25/2011	Price change	\$190,000	-4.5%	\$92	Globe Realty AZ
10/21/2010	Listed for sale	\$199,000	4.7%	\$96	Globe Realty AZ
03/30/2007	Sold	\$190,000	171%	\$92	Public Record
09/12/2003	Sold	\$70,000	--	\$34	Public Record

**Tax History**

Year	Property taxes	Change	Tax assessment	Change
2012	\$967	43.2%	\$7,904	-9.4%



## FORM 16 CDBG - MILESTONES FOR PROJECT PLANNING

**1. Applicant** Gila County CSD

**2. Activity Acquisition and Rehabilitation**

Indicate below the initiation and completion dates for activity milestones (i.e. major events that must be accomplished to initiate and implement the CDBG funded activity). Month one is the first month after the effective date of the contract. If a milestone has already been achieved on an item pre-approved by the CDBG program, please note it.

Months →	1	2	3	4	5	6	7	8	9	10	11	12
<b>Milestones ↓</b>												
Acquisition of property	x	x	x	x								
Rehabilitation of property					x	x	x	x	x	x	x	x
Months →	13	14	15	16	17	18	19	20	21	22	23	24
<b>Milestones ↓</b>												
Months →	25	26	27	28	29	30	31	32	33	34	35	36
<b>Milestones ↓</b>												

**FY 2012 CDBG Application Handbook**  
**CERTIFICATIONS**  
**APPLICANT CERTIFICATIONS FOR FY2012**

The applicant hereby assures and certifies that:

1. It possesses legal authority to apply for Community Development Block Grant funds, and to execute the proposed program.
2. Prior to the submission of the application, the applicant's governing body has duly adopted or passed as an official act a resolution authorizing the submission of the application, including all understandings, assurances, statutes, regulations and orders contained therein, and directing and authorizing the person identified as the official representative of the applicant to act in connection with the application and to provide such additional information as may be required.
3. Its chief executive officer or other officer of the applicant approved by the State:
  - a. Consents to assume the status of a responsible Federal official under the National Environmental Policy Act of 1969 (NEPA) and other provisions of Federal law, as specified at 24 CFR 58.1(a) (3) and (a) (4), which further the purposes of NEPA insofar as the provisions of such Federal law applies to this program.
  - b. Is authorized and consents on behalf of the applicant and him (her) self to accept the jurisdiction of the federal and State courts for the purpose of enforcement of his/her responsibilities as such an official.
4. It will comply with the provisions of Executive Order 11990, relating to evaluation of flood hazards and Executive Order 11288 relating to the prevention, control and abatement of water pollution.
5. It will, in connection with its performance of environmental assessments under the National Environmental Policy Act of 1969, comply with Section 106 of the National Historic Preservation Act of 1966 (16 U.S.C. 470), Executive Order 11593, and the Preservation of Archeological and Historical Data Act of 1966, P.L. 93-291 (16 U.S.C. 469a-1, et.seq.).
6. It will administer and enforce the labor standard requirements of the Davis Bacon Act, as amended at 40 U.S.C. 276a-276a-5, and the Contract Work Hours and Safety Standards Act at 40 U.S.C. 327-333.
7. It will comply with the provisions of 24 CFR Part 24 relating to the employment, engagement of services, awarding of contracts or funding of any contractors or subcontractors during any period of debarment, suspension or placement in ineligibility status.
8. It shall comply with the requirements of the 1992 Lead Based Paint Poisoning Prevention Act of 42 U.S.C. 4821-4846 (also Title X of the Housing and Community Development Act of 1992) and implementing regulations at 24 CFR Part 35.
9. It will comply with the provisions of 24 CFR part 58 "Uniform Grant Administrative Requirements" and OMB Circular A-87.
10. It will comply with the American Disabilities Act and Section 504 of the Rehabilitation Act, as amended.
11. It will comply with
  - a. Title VI of the Civil Rights Act of 1964 (Pub. L. 88- 352), and the regulations issued pursuant thereto (24 CFR Part 1).
  - b. Title VIII of the Civil Rights Act of 1968 (Pub. L. 90- 284), as amended.
  - c. Section 109 of the Housing and Community Development Act of 1974.
  - d. Executive Order 11063 pertaining to equal opportunity in housing and nondiscrimination in the sale or rental of housing built with Federal assistance.
  - e. Executive Order 11246, and the regulations issued pursuant thereto (24 CFR Part 130 and 41 CFR Chapter 60).
  - f. Section 3 of the Housing and Urban Development Act of 1968, as amended.
  - g. Federal Fair Housing Act of 1988, P.L. 100-430.
  - h. The prohibitions against discrimination on the basis of age under the Age Discrimination Act of 1973, 42. U.S.C. 6101-07, and the prohibitions against discrimination against persons with handicaps under Section 504 of the Rehabilitation Act of 1973, (P.L. 93-112), as amended, and the regulations at 24 CFR Part 8.
  - i. The requirements of the Architectural Barriers Act of 1966 at 42 U.S.C. 4151-415.
12. It will comply with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations.

13. It will comply with applicable conflict of interest provisions, incorporate such in all contracts and establish safeguards to prohibit employees from using positions for a purpose that is or gives the appearance of being motivated by a desire for private gain for themselves or others, particularly those with whom they have family, business, or other ties.
14. It will comply with the provisions of the Hatch Act that limits the political activity of employees.
15. It will give representatives of the State, the Secretary of HUD, the Inspector General, and the General Accounting Office access to all books, accounts, records, reports, files and other papers, things, or property belonging to it or in use by it pertaining to the administration of State CDBG assistance.
16. It will ensure that the facilities under its ownership, lease or supervision which shall be utilized in the accomplishment of the program are not listed on the Environmental Protection Agency's (EPA) list of violating facilities and that it will notify the State of the receipt of any communication from the Director of the EPA Office of Federal Activities indicating that a facility to be used in the project is under consideration for listing by the EPA.
17. It will comply with the flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973, Pub.L. 93-234, 87 Stat., 975, approved December 31, 1973. Section 103 (a) required, on and after March 2, 1974.
18. It has AND WILL COMPLY WITH THE PROVISIONS OF THE STATE OF ARIZONA CITIZEN AND PUBLIC PARTICIPATION PLAN FOR THE STATE OF ARIZONA CDBG PROGRAM.
19. It has developed plans to minimize displacement of persons as a result of activities assisted in whole or in part with CDBG funds and to assist persons actually displaced as a result of such activities, and has provided information about such plans to the public.
20. It will not recover any capital costs of public improvements assisted in whole or in part with CDBG funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements **unless**:
  - a. the CDBG funds are used to pay the proportion of the fee or assessment that is financed from other revenue sources, or:
  - b. it will certify to the State in writing that it lacks sufficient CDBG funds to comply with (a) but that it will not assess properties owned by very low-income persons.
21. It will provide all other funds/resources identified in the application, or any additional funds/resources necessary to complete the project as described in the application as submitted, or as may be later amended.
22. It will comply with the requirements of the Single Audit Act of 1996 and OMB Circular A-133; and if the grant is closed out prior to all funds having been audited, it shall refund to GOHD any costs disallowed as a result of any audit conducted after the date of grant closeout.
23. It hereby adopts and will enforce a policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in nonviolent civil rights demonstrations; and will enforce applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such nonviolent civil rights demonstrations within its jurisdiction.
24. It will ensure that, to the best of the knowledge and belief of the undersigned:
  - a. no Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in the connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
  - b. if any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form - LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
  - c. the undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts

under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

"This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure."

25. It shall comply with the provisions of Section 102 of the HUD Reform Act of 1989.

26. It shall ensure that efforts are made to recruit minority, disabled and woman owned businesses for its vendor/supplier lists.

CERTIFIED BY:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Tommie Cline Martin, Chairman, Gila County  
Board of Supervisors

7-17-12  
\_\_\_\_\_  
Date

NOTE: The Attorney General has ruled that these Certifications must have an original signature when submitted to the CDBG Program. If an applicant submits more than one application, the Certifications should be included in the application that includes administration funds and other general items such as public participation, resolutions, etc.

Applicant: Gila County Community Services Division



CDBG Contract No. (if known): \_\_\_\_\_  RA for FFY \_\_\_\_\_  SSP for FFY 12/13

**CDBG DISCLOSURE REPORT**  
**FEDERAL FISCAL YEAR**  
**10/1/ 12 - 9/30/ 13**

**This form must be completed and submitted with each application for CDBG funds.**

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**PART I - APPLICANT INFORMATION**

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1. Applicant, Complete Address with 9-digit zip code, Phone Number:  
Gila County Community Services Division  
5515 S. Apache Avenue, Suite 200  
Globe, Arizona 85501-4430 (928) 425-7631

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  2. Federal Employer Identification Number: 86-6000444

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  3. Indicate whether this is:  Initial Report  Update Report # \_\_\_\_\_

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  4. Amount of this CDBG Grant Applied for: \$300,000.00
- 

**PART II - THRESHOLD DETERMINATION**

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1. Is the amount listed in 4(above) more than \$500,000?  Yes  No

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  2. Have you received, can reasonably expect to receive, or applied for other HUD assistance (through programs listed in Appendix A of the Instructions) during the current federal fiscal year, which when added to 4. (above) amounts to more than \$500,000?  Yes  No
-





# RESIDENTIAL RESALE REAL ESTATE PURCHASE CONTRACT

Document updated:  
February 2011



The pre-printed portion of this form has been drafted by the Arizona Association of REALTORS®. Any change in the pre-printed language of this form must be made in a prominent manner. No representations are made as to the legal validity, adequacy and/or effects of any provision, including tax consequences thereof. If you desire legal, tax or other professional advice, please consult your attorney, tax advisor or professional consultant.



## 1. PROPERTY

1a. 1. BUYER: Gila County and/or Nominee BUYER'S NAME(S)

2. SELLER: Sycamore Suites, LLC SELLER'S NAME(S) or  as identified in section 9c.

3. Buyer agrees to buy and Seller agrees to sell the real property with all improvements, fixtures, and appurtenances thereon  
4. or incidental thereto, plus the personal property described herein (collectively the "Premises").

1b. 5. Premises Address: 478 E. Sycamore Assessor's #: 208-02-211

6. City: Globe County: Gila AZ, Zip Code: 85501

7. Legal Description: Globe Twns Pt Lot 3 Blk 34 remaining legal at escrow

1c. 8. \$ 185,000.00 Full Purchase Price, paid as outlined below

9. \$ 2,000.00 Earnest money Non refundable

10. \$ 183,000.00 Federal Grant

11. \$ \_\_\_\_\_

12. \_\_\_\_\_

13. \_\_\_\_\_

14. \_\_\_\_\_

1d. 15. Close of Escrow: Close of Escrow ("COE") shall occur when the deed is recorded at the appropriate county recorder's office. Buyer and Seller shall comply with all terms and conditions of this Contract, execute and deliver to Escrow Company all closing documents, and perform all other acts necessary in sufficient time to allow COE to occur on

16. February 28, 2013 ("COE Date"). If Escrow Company or recorder's office is closed on COE Date,

17. COE shall occur on the next day that both are open for business.

20. Buyer shall deliver to Escrow Company a cashier's check, wired funds or other immediately available funds to pay any down payment, additional deposits or Buyer's closing costs, and instruct the lender, if applicable, to deliver immediately available funds to Escrow Company, in a sufficient amount and in sufficient time to allow COE to occur on COE Date.

1e. 23. Possession: Seller shall deliver possession, occupancy, existing keys and/or means to operate all locks, mailbox, security system/alarms, and all common area facilities to Buyer at COE or

24. Broker(s) recommend that the parties seek appropriate counsel from insurance, legal, tax, and accounting professionals regarding the risks of pre-possession or post-possession of the Premises.

1f. 27. Addenda Incorporated:  AS IS  Additional Clause  Assumption and Carryback  Buyer Contingency  Domestic Water Well

28.  H.O.A.  Lead-Based Paint Disclosure  On-site Wastewater Treatment Facility  Short Sale

29.  Other: \_\_\_\_\_

1g. 30. Fixtures and Personal Property: Seller agrees that all existing fixtures on the Premises, and any existing personal property specified herein, shall be included in this sale, including the following:

- 32. • free-standing range/oven
- 33. • ceiling fans
- 34. • attached floor coverings
- 35. • window and door screens, sun screens
- 36. • garage door openers and controls
- 37. • outdoor landscaping, fountains, and lighting
- 38. • pellet, wood-burning or gas-log stoves
- 39. • storage sheds
- light fixtures
- towel, curtain and drapery rods
- flush-mounted speakers
- storm windows and doors
- attached media antennas/satellite dishes
- attached fireplace equipment
- timers
- draperies and other window coverings
- shutters and awnings
- water-misting systems
- solar systems
- mailbox
- central vacuum, hose, and attachments
- built-in appliances

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SELLER SELLER

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BUYER BUYER



- 40. If owned by the Seller, the following items also are included in this sale:
- 41. • pool and spa equipment (including any mechanical or other cleaning systems)
- 42. • security and/or fire systems and/or alarms
- 43. • water softeners
- 44. • water purification systems
- 45. Additional existing personal property included in this sale (if checked):  refrigerator  washer  dryer as described:
- 46. \_\_\_\_\_
- 47. \_\_\_\_\_
- 48.  Other: \_\_\_\_\_
- 49. \_\_\_\_\_
- 50. Additional existing personal property included shall not be considered part of the Premises and shall be transferred with no monetary value, and free and clear of all liens or encumbrances.
- 51. \_\_\_\_\_
- 52. Fixtures and leased items NOT included: \_\_\_\_\_
- 53. IF THIS IS AN ALL CASH SALE, GO TO SECTION 3.

## 2. FINANCING

- 2a. 54. **Pre-Qualification:** A completed AAR Pre-Qualification Form  is  is not attached hereto and incorporated herein by reference.
- 2b. 55. **Loan Contingency:** Buyer's obligation to complete this sale is contingent upon Buyer obtaining loan approval for the loan described in the AAR Loan Status Update ("LSU") form without Prior to Document ("PTD") conditions no later than three (3) days prior to the COE Date. If Buyer is unable to obtain loan approval without PTD conditions, Buyer shall deliver a notice of the inability to obtain loan approval without PTD conditions to Seller or Escrow Company no later than three (3) days prior to the COE Date.
- 2c. 59. **Unfulfilled Loan Contingency:** This Contract shall be cancelled and Buyer shall be entitled to a return of the earnest money if after diligent and good faith effort, Buyer is unable to obtain loan approval without PTD conditions no later than three (3) days prior to the COE Date. Buyer acknowledges that prepaid items paid separately from earnest money are not refundable.
- 2d. 62. **Interest Rate / Necessary Funds:** Buyer agrees that (i) the inability to obtain loan approval due to the failure to lock the interest rate and "points" by separate written agreement with the lender during the Inspection Period or (ii) the failure to have the down payment or other funds due from Buyer necessary to obtain the loan approval without conditions and close this transaction is not an unfulfilled loan contingency.
- 2e. 66. **Loan Status Update:** Buyer shall deliver to Seller the LSU with at a minimum lines 1-40 completed describing the current status of the Buyer's proposed loan within five (5) days after Contract acceptance and instruct lender to provide an updated LSU to Broker(s) and Seller upon request.
- 2f. 69. **Loan Application:** Unless previously completed, during the Inspection Period, Buyer shall (i) complete, sign and deliver to the lender a loan application and grant lender permission to access Buyer's Trimerged Residential Credit Report; and (ii) provide to lender all initial requested signed disclosures and Initial Requested Documentation listed in the LSU on lines 32-35.
- 2g. 72. **Loan Processing During Escrow:** Buyer agrees to diligently work to obtain the loan and will promptly provide the lender with all additional documentation required. Buyer shall sign all loan documents no later than three (3) days prior to the COE Date.
- 2h. 74. **Type of Financing:**  Conventional  FHA  VA  USDA  Assumption  Seller Carryback  **Federal Grant**  
75. (If financing is to be other than new financing, see attached addendum.)
- 2i. 76. **Loan Costs:** All costs of obtaining the loan shall be paid by the Buyer, unless otherwise provided for herein.
- 2j. 77. **Seller Concessions (if any):** In addition to the other costs Seller has agreed to pay herein, Seller agrees to pay up to N/A % of the Purchase Price or \$ N/A for Buyer's loan costs including pre-pays, impounds and Buyer's title / escrow closing costs.
- 2k. 79. **VA Loan Costs:** In the event of a VA loan, Seller agrees to pay the escrow fee and up to \$ N/A of loan costs not permitted to be paid by the Buyer, in addition to the other costs Seller has agreed to pay herein, including Seller's concessions.
- 2l. 81. **Changes:** Buyer shall immediately notify Seller of any changes in the loan program, financing terms, or lender described in the Pre-Qualification Form if attached hereto or LSU provided within five (5) days after Contract acceptance and shall only make any such changes without the prior written consent of Seller if such changes do not adversely affect Buyer's ability to obtain loan approval without PTD conditions, increase Seller's closing costs, or delay COE.
- 2m. 85. **Appraisal Contingency:** Buyer's obligation to complete this sale is contingent upon an appraisal of the Premises acceptable to lender for at least the purchase price. If the Premises fails to appraise for the purchase price in any appraisal required by lender, Buyer has five (5) days after notice of the appraised value to cancel this Contract and receive a refund of the Earnest Money or the appraisal contingency shall be waived.
- 2n. 89. **Appraisal Fee(s):** Appraisal Fee(s), when required by lender, shall be paid by  Buyer  Seller  Other \_\_\_\_\_  
90. Appraisal Fee(s)  are  are not included in Seller's Concessions, if applicable.

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SELLER	SELLER
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BUYER	BUYER
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### 3. TITLE AND ESCROW

3a. 91. **Escrow:** This Contract shall be used as escrow instructions. The Escrow Company employed by the parties to carry out the terms of this Contract shall be:

93. **Pioneer Title**  
"ESCROW/TITLE COMPANY"

94. **750 E. Ash** **Globe** **AZ** **85501**  
ADDRESS CITY STATE ZIP

95. **(928) 425-7119**  
EMAIL PHONE FAX

3b. 96. **Title and Vesting:** Buyer will take title as determined before COE. Taking title may have significant legal, estate planning and tax consequences. Buyer should obtain legal and tax advice.

3c. 98. **Title Commitment and Title Insurance:** Escrow Company is hereby instructed to obtain and deliver to Buyer and Seller directly, addressed pursuant to 8t and 9c or as otherwise provided, a Commitment for Title Insurance together with complete and legible copies of all documents that will remain as exceptions to Buyer's policy of Title Insurance ("Title Commitment"), including but not limited to Conditions, Covenants and Restrictions ("CC&Rs"); deed restrictions; and easements. Buyer shall have five (5) days after receipt of the Title Commitment and after receipt of notice of any subsequent exceptions to provide notice to Seller of any items disapproved. Seller shall convey title by warranty deed, subject to existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements and all other matters of record. Buyer shall be provided at Seller's expense an American Land Title Association ("ALTA") Homeowner's Title Insurance Policy, or if not available, an ALTA Residential Title Insurance Policy ("Plain Language"/"1-4 units") or, if not available, a Standard Owner's Title Insurance Policy, showing title vested in Buyer. Buyer may acquire extended coverage at Buyer's own additional expense. If applicable, Buyer shall pay the cost of obtaining the ALTA Lender Title Insurance Policy.

3d. 108. **Additional Instructions:** (i) Escrow Company shall promptly furnish notice of pending sale that contains the name and address of the Buyer to any homeowner's association in which the Premises is located. (ii) If the Escrow Company is also acting as the title agency but is not the title insurer issuing the title insurance policy, Escrow Company shall deliver to the Buyer and Seller, upon deposit of funds, a closing protection letter from the title insurer indemnifying the Buyer and Seller for any losses due to fraudulent acts or breach of escrow instructions by the Escrow Company. (iii) All documents necessary to close this transaction shall be executed promptly by Seller and Buyer in the standard form used by Escrow Company. Escrow Company shall modify such documents to the extent necessary to be consistent with this Contract. (iv) Escrow Company fees, unless otherwise stated herein, shall be allocated equally between Seller and Buyer. (v) Escrow Company shall send to all parties and Broker(s) copies of all notices and communications directed to Seller, Buyer and Broker(s). (vi) Escrow Company shall provide Broker(s) access to escrowed materials and information regarding the escrow. (vii) If an Affidavit of Disclosure is provided, Escrow Company shall record the Affidavit at COE.

3e. 118. **Tax Prorations:** Real property taxes payable by the Seller shall be prorated to COE based upon the latest tax information available.

3f. 119. **Release of Earnest Money:** In the event of a dispute between Buyer and Seller regarding any Earnest Money deposited with Escrow Company, Buyer and Seller authorize Escrow Company to release Earnest Money pursuant to the terms and conditions of this Contract in its sole and absolute discretion. Buyer and Seller agree to hold harmless and indemnify Escrow Company against any claim, action or lawsuit of any kind, and from any loss, judgment, or expense, including costs and attorney fees, arising from or relating in any way to the release of Earnest Money.

3g. 124. **Prorations of Assessments and Fees:** All assessments and fees that are not a lien as of the COE, including homeowner's association fees, rents, irrigation fees, and, if assumed, insurance premiums, interest on assessments, interest on encumbrances, and service contracts, shall be prorated as of COE or  Other: \_\_\_\_\_

3h. 127. **Assessment Liens:** The amount of any assessment, other than homeowner's association assessments, that is a lien as of the COE, shall be  paid in full by Seller  prorated and assumed by Buyer. Any assessment that becomes a lien after COE is the Buyer's responsibility.

3i. 130. **IRS and FIRPTA Reporting:** Seller agrees to comply with IRS reporting requirements. If applicable, Seller agrees to complete, sign, and deliver to Escrow Company a certificate indicating whether Seller is a foreign person or a non-resident alien pursuant to the Foreign Investment in Real Property Tax Act ("FIRPTA"). Buyer and Seller acknowledge that if the Seller is a foreign person, the Buyer must withhold a tax equal to 10% of the purchase price, unless an exemption applies.

SELLER	SELLER
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BUYER	BUYER
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### 4. DISCLOSURE

- 4a. 134. **Seller Property Disclosure Statement ("SPDS"):** Seller shall deliver a completed AAR Residential SPDS form to the Buyer within 135. five (5) days after Contract acceptance. Buyer shall provide notice of any SPDS items disapproved within the Inspection Period or 136. five (5) days after receipt of the SPDS, whichever is later.
- 4b. 137. **Insurance Claims History:** Seller shall deliver to Buyer a written five-year insurance claims history regarding Premises (or a claims 138. history for the length of time Seller has owned the Premises if less than five years) from Seller's insurance company or an insurance 139. support organization or consumer reporting agency, or if unavailable from these sources, from Seller, within five (5) days after Contract 140. acceptance. (Seller may obscure any reference to date of birth or social security number from the document). Buyer shall provide 141. notice of any items disapproved within the Inspection Period or five (5) days after receipt of the claims history, whichever is later.
- 4c. 142. **Lead-Based Paint Disclosure:** If the Premises were built prior to 1978, the Seller shall: (i) notify the Buyer of any known lead-based 143. paint ("LBP") or LBP hazards in the Premises; (ii) provide the Buyer with any LBP risk assessments or inspections of the Premises in 144. the Seller's possession; (iii) provide the Buyer with the Disclosure of Information on Lead-based Paint and Lead-based Paint 145. Hazards, and any report, records, pamphlets, and/or other materials referenced therein, including the pamphlet "Protect Your Family 146. from Lead in Your Home" (collectively "LBP Information"). Buyer shall return a signed copy of the Disclosure of Information on Lead- 147. Based Paint and Lead-Based Paint Hazards to Seller prior to COE.
  - 148.  LBP Information was provided prior to Contract acceptance and Buyer acknowledges the opportunity to conduct LBP risk 149. assessments or inspections during Inspection Period.
  - 150.  Seller shall provide LBP Information within five (5) days after Contract acceptance. Buyer may within ten (10) days 151. or 10 days after receipt of the LBP Information conduct or obtain a risk assessment or inspection of the Premises for the 152. presence of LBP or LBP hazards ("Assessment Period"). Buyer may within five (5) days after receipt of the LBP Information or five 153. (5) days after expiration of the Assessment Period cancel this Contract.
  - 154. Buyer is further advised to use certified contractors to perform renovation, repair or painting projects that disturb lead-based paint in 155. residential properties built before 1978 and to follow specific work practices to prevent lead contamination.
  - 156. If Premises were constructed prior to 1978, (BUYER'S INITIALS REQUIRED) X
  - 157. If Premises were constructed in 1978 or later, (BUYER'S INITIALS REQUIRED)
 

BOYER	BOYER
BOYER	BOYER
- 4d. 158. **Affidavit of Disclosure:** If the Premises is located in an unincorporated area of the county, and five or fewer parcels of property 159. other than subdivided property are being transferred, the Seller shall deliver a completed Affidavit of Disclosure in the form required 160. by law to the Buyer within five (5) days after Contract acceptance. Buyer shall provide notice of any Affidavit of Disclosure items 161. disapproved within the Inspection Period or five (5) days after receipt of the Affidavit of Disclosure, whichever is later.
- 4e. 162. **Changes During Escrow:** Seller shall immediately notify Buyer of any changes in the Premises or disclosures made herein, in 163. the SPDS, or otherwise. Such notice shall be considered an update of the SPDS. Unless Seller is already obligated by Section 5a 164. or otherwise by this Contract or any amendments hereto, to correct or repair the changed item disclosed, Buyer shall be allowed 165. five (5) days after delivery of such notice to provide notice of disapproval to Seller.

### 5. WARRANTIES

- 5a. 166. **Seller Warranties:** Seller warrants and shall maintain and repair the Premises so that at the earlier of possession or COE: (i) all 167. heating, cooling, mechanical, plumbing, and electrical systems (including swimming pool and/or spa, motors, filter systems, cleaning 168. systems, and heaters, if any), free-standing range/oven, and built-in appliances will be in working condition; (ii) all other agreed upon 169. repairs and corrections will be completed pursuant to Section 6j; (iii) the Premises, including all additional existing personal property 170. included in the sale, will be in substantially the same condition as on the date of Contract acceptance; and (iv) all personal property 171. not included in the sale and all debris will be removed from the Premises.
- 5b. 172. **Warranties that Survive Closing:** Seller warrants that Seller has disclosed to Buyer and Broker(s) all material latent defects and 173. any information concerning the Premises known to Seller, excluding opinions of value, which materially and adversely affect the 174. consideration to be paid by Buyer. Prior to the COE, Seller warrants that payment in full will have been made for all labor, 175. professional services, materials, machinery, fixtures, or tools furnished within the 150 days immediately preceding the COE in 176. connection with the construction, alteration, or repair of any structure on or improvement to the Premises. Seller warrants that the 177. information regarding connection to a sewer system or on-site wastewater treatment facility (conventional septic or alternative) is 178. correct to the best of Seller's knowledge.
- 5c. 179. **Buyer Warranties:** Buyer warrants that Buyer has disclosed to Seller any information that may materially and adversely affect the 180. Buyer's ability to close escrow or complete the obligations of this Contract. At the earlier of possession of the Premises or COE, 181. Buyer warrants to Seller that Buyer has conducted all desired independent inspections and investigations and accepts the Premises. 182. **Buyer warrants that Buyer is not relying on any verbal representations concerning the Premises except disclosed as follows:**
  - 183. \_\_\_\_\_
  - 184. \_\_\_\_\_

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SELLER	SELLER

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BUYER	BUYER



6. DUE DILIGENCE

6a. 185. Inspection Period: Buyer's Inspection Period shall be ten (10) days or 30 days after Contract acceptance. During the 186. Inspection Period Buyer, at Buyer's expense, shall: (i) conduct all desired physical, environmental, and other types of inspections 187. and investigations to determine the value and condition of the Premises; (ii) make inquiries and consult government agencies, 188. lenders, insurance agents, architects, and other appropriate persons and entities concerning the suitability of the Premises and the 189. surrounding area; (iii) investigate applicable building, zoning, fire, health, and safety codes to determine any potential hazards, 190. violations or defects in the Premises; and (iv) verify any material multiple listing service ("MLS") information. If the presence of sex 191. offenders in the vicinity or the occurrence of a disease, natural death, suicide, homicide or other crime on or in the vicinity is a 192. material matter to the Buyer, it must be investigated by the Buyer during the Inspection Period. Buyer shall keep the Premises free 193. and clear of liens, shall indemnify and hold Seller harmless from all liability, claims, demands, damages, and costs, and shall repair 194. all damages arising from the inspections. Buyer shall provide Seller and Broker(s) upon receipt, at no cost, copies of all inspection 195. reports concerning the Premises obtained by Buyer. Buyer is advised to consult the Arizona Department of Real Estate Buyer 196. Advisory provided by AAR to assist in Buyer's due diligence inspections and investigations.

6b. 197. Square Footage: BUYER IS AWARE THAT ANY REFERENCE TO THE SQUARE FOOTAGE OF THE PREMISES, BOTH THE 198. REAL PROPERTY (LAND) AND IMPROVEMENTS THEREON, IS APPROXIMATE. IF SQUARE FOOTAGE IS A MATERIAL 199. MATTER TO THE BUYER, IT MUST BE INVESTIGATED DURING THE INSPECTION PERIOD.

6c. 200. Wood-Destroying Organism or Insect Inspection: IF CURRENT OR PAST WOOD-DESTROYING ORGANISMS OR INSECTS 201. (SUCH AS TERMITES) ARE A MATERIAL MATTER TO THE BUYER, THESE ISSUES MUST BE INVESTIGATED DURING THE 202. INSPECTION PERIOD. The Buyer shall order and pay for all wood-destroying organism or insect inspections performed during the 203. Inspection Period. If the lender requires an updated Wood-Destroying Organism or Insect Inspection Report prior to COE, it will be 204. performed at Buyer's expense.

6d. 205. Flood Hazard: Flood hazard designations or the cost of flood hazard insurance shall be determined by Buyer during the 206. Inspection Period. If the Premises are situated in an area identified as having any special flood hazards by any governmental 207. entity, the lender may require the purchase of flood hazard insurance. Special flood hazards may also affect the ability to 208. encumber or improve the Premises.

6e. 209. Insurance: IF HOMEOWNER'S INSURANCE IS A MATERIAL MATTER TO THE BUYER, BUYER SHALL APPLY FOR AND 210. OBTAIN WRITTEN CONFIRMATION OF THE AVAILABILITY AND COST OF HOMEOWNER'S INSURANCE FOR THE 211. PREMISES FROM BUYER'S INSURANCE COMPANY DURING THE INSPECTION PERIOD. Buyer understands that any 212. homeowner's, fire, casualty, or other insurance desired by Buyer or required by lender should be in place at COE.

6f. 213. Sewer or On-site Wastewater Treatment System: The Premises are connected to a: 214. [X] sewer system [ ] septic system [ ] alternative system 215. IF A SEWER CONNECTION IS A MATERIAL MATTER TO THE BUYER, IT MUST BE INVESTIGATED DURING THE 216. INSPECTION PERIOD. If the Premises are served by a septic or alternative system, the AAR On-site Wastewater Treatment 217. Facility Addendum is incorporated herein by reference. 218. (BUYER'S INITIALS REQUIRED) [X] BUYER BUYER

6g. 219. Swimming Pool Barrier Regulations: During the Inspection Period, Buyer agrees to investigate all applicable state, county, and 220. municipal Swimming Pool barrier regulations and agrees to comply with and pay all costs of compliance with said regulations prior to 221. occupying the Premises, unless otherwise agreed in writing. If the Premises contains a Swimming Pool, Buyer acknowledges receipt 222. of the Arizona Department of Health Services approved private pool safety notice. 223. (BUYER'S INITIALS REQUIRED) [X] BUYER BUYER

6h. 224. BUYER ACKNOWLEDGMENT: BUYER RECOGNIZES, ACKNOWLEDGES, AND AGREES THAT BROKER(S) ARE NOT 225. QUALIFIED, NOR LICENSED, TO CONDUCT DUE DILIGENCE WITH RESPECT TO THE PREMISES OR THE SURROUNDING 226. AREA. BUYER IS INSTRUCTED TO CONSULT WITH QUALIFIED LICENSED PROFESSIONALS TO ASSIST IN BUYER'S DUE 227. DILIGENCE EFFORTS. BECAUSE CONDUCTING DUE DILIGENCE WITH RESPECT TO THE PREMISES AND THE 228. SURROUNDING AREA IS BEYOND THE SCOPE OF THE BROKER'S EXPERTISE AND LICENSING, BUYER EXPRESSLY 229. RELEASES AND HOLDS HARMLESS BROKER(S) FROM LIABILITY FOR ANY DEFECTS OR CONDITIONS THAT COULD 230. HAVE BEEN DISCOVERED BY INSPECTION OR INVESTIGATION. 231. (BUYER'S INITIALS REQUIRED) [X] BUYER BUYER

6i. 232. Inspection Period Notice: Prior to expiration of the Inspection Period, Buyer shall deliver to Seller a signed notice of any items 233. disapproved. AAR's Buyer's Inspection Notice and Seller's Response form is available for this purpose. Buyer shall conduct all 234. desired inspections and investigations prior to delivering such notice to Seller and all Inspection Period items disapproved shall be 235. provided in a single notice.

- 6j. 236. **Buyer Disapproval:** If Buyer, in Buyer's sole discretion, disapproves of items as allowed herein, Buyer shall deliver to Seller notice  
 237. of the items disapproved and state in the notice that Buyer elects to either:  
 238. (1) immediately cancel this Contract and all Earnest Money shall be released to Buyer, or  
 239. (2) provide the Seller an opportunity to correct the items disapproved, in which case:  
 240. (a) Seller shall respond in writing within five (5) days or 10 days after delivery to Seller of Buyer's notice of items  
 241. disapproved. Seller's failure to respond to Buyer in writing within the specified time period shall conclusively be deemed  
 242. Seller's refusal to correct any of the items disapproved.  
 243. (b) If Seller agrees in writing to correct items disapproved, Seller shall correct the items, complete any repairs in a  
 244. workmanlike manner and deliver any paid receipts evidencing the corrections and repairs to Buyer three (3) days  
 245. or \_\_\_\_\_ days prior to COE Date.  
 246. (c) If Seller is unwilling or unable to correct any of the items disapproved, Buyer may cancel this Contract within five (5) days  
 247. after delivery of Seller's response or after expiration of the time for Seller's response, whichever occurs first, and all  
 248. Earnest Money shall be released to Buyer. If Buyer does not cancel this Contract within the five (5) days as provided,  
 249. Buyer shall close escrow without correction of those items that Seller has not agreed in writing to correct.
- 250. VERBAL DISCUSSIONS WILL NOT EXTEND THESE TIME PERIODS. Only a written agreement signed by both parties will extend  
 251. response times or cancellation rights.
- 252. BUYER'S FAILURE TO GIVE NOTICE OF DISAPPROVAL OF ITEMS OR CANCELLATION OF THIS CONTRACT WITHIN THE  
 253. SPECIFIED TIME PERIOD SHALL CONCLUSIVELY BE DEEMED BUYER'S ELECTION TO PROCEED WITH THE  
 254. TRANSACTION WITHOUT CORRECTION OF ANY DISAPPROVED ITEMS.
- 6k. 255. **Notice of Non-Working Warranted Items:** Buyer shall provide Seller with notice of any non-working warranted item(s) of which  
 256. Buyer becomes aware during the Inspection Period or the Seller warranty for that item(s) shall be waived. Delivery of such notice  
 257. shall not affect Seller's obligation to maintain or repair the warranted item(s).
- 6l. 258. **Home Warranty Plan:** Buyer and Seller are advised to investigate the various home warranty plans available for purchase. The  
 259. parties acknowledge that different home warranty plans have different coverage options, exclusions, limitations, service fees and  
 260. most plans exclude pre-existing conditions.  
 261.  A Home Warranty Plan will be ordered by  Buyer or  Seller with the following optional coverage  
 262. \_\_\_\_\_, to be issued by \_\_\_\_\_ at a cost not  
 263. to exceed \$ \_\_\_\_\_, to be paid for by  Buyer  Seller  
 264.  Buyer declines the purchase of a Home Warranty Plan.
- 6m. 265. **Walkthrough(s):** Seller grants Buyer and Buyer's inspector(s) reasonable access to conduct walkthrough(s) of the Premises for the  
 266. purpose of satisfying Buyer that any corrections or repairs agreed to by the Seller have been completed, warranted items are in  
 267. working condition and that the Premises is in substantially the same condition as of the date of Contract acceptance. If Buyer does  
 268. not conduct such walkthrough(s), Buyer releases Seller and Broker(s) from liability for any defects that could have been discovered.
- 6n. 269. **Seller's Responsibility Regarding Inspections and Walkthrough(s):** Seller shall make the Premises available for all inspections  
 270. and walkthrough(s) upon reasonable notice by Buyer. Seller shall, at Seller's expense, have all utilities on, including any propane,  
 271. until COE to enable Buyer to conduct these inspections and walkthrough(s).

### 7. REMEDIES

- 7a. 272. **Cure Period:** A party shall have an opportunity to cure a potential breach of this Contract. If a party fails to comply with any provision  
 273. of this Contract, the other party shall deliver a notice to the non-complying party specifying the non-compliance. If the non-  
 274. compliance is not cured within three (3) days after delivery of such notice ("Cure Period"), the failure to comply shall become a  
 275. breach of Contract.
- 7b. 276. **Breach:** In the event of a breach of Contract, the non-breaching party may cancel this Contract and/or proceed against the breaching  
 277. party in any claim or remedy that the non-breaching party may have in law or equity, subject to the Alternative Dispute Resolution  
 278. obligations set forth herein. In the case of the Seller, because it would be difficult to fix actual damages in the event of Buyer's  
 279. breach, the Earnest Money may be deemed a reasonable estimate of damages and Seller may, at Seller's option, accept the  
 280. Earnest Money as Seller's sole right to damages; and in the event of Buyer's breach arising from Buyer's failure to deliver the notice  
 281. required by Section 2b, or Buyer's inability to obtain loan approval due to the waiver of the appraisal contingency pursuant to Section  
 282. 2m, Seller shall exercise this option and accept the Earnest Money as Seller's sole right to damages. An unfulfilled contingency is not  
 283. a breach of Contract. The parties expressly agree that the failure of any party to comply with the terms and conditions of Section 1d  
 284. to allow COE to occur on the COE Date, if not cured after a cure notice is delivered pursuant to Section 7a, will constitute a material  
 285. breach of this Contract, rendering the Contract subject to cancellation.

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- 7c. 286. **Alternative Dispute Resolution ("ADR"):** Buyer and Seller agree to mediate any dispute or claim arising out of or relating to this 287. Contract in accordance with the REALTORS® Dispute Resolution System, or as otherwise agreed. All mediation costs shall be paid 288. equally by the parties. In the event that mediation does not resolve all disputes or claims, the unresolved disputes or claims shall be 289. submitted for binding arbitration. In such event, the parties shall agree upon an arbitrator and cooperate in the scheduling of an 290. arbitration hearing. If the parties are unable to agree on an arbitrator, the dispute shall be submitted to the American Arbitration 291. Association ("AAA") in accordance with the AAA Arbitration Rules for the Real Estate Industry. The decision of the arbitrator shall be 292. final and nonappealable. Judgment on the award rendered by the arbitrator may be entered in any court of competent jurisdiction. 293. Notwithstanding the foregoing, either party may opt out of binding arbitration within thirty (30) days after the conclusion of the 294. mediation conference by notice to the other and in such event either party shall have the right to resort to court action.
- 7d. 295. **Exclusions from ADR:** The following matters are excluded from the requirement for ADR hereunder: (i) any action brought in the 296. Small Claims Division of an Arizona Justice Court (up to \$2,500) so long as the matter is not thereafter transferred or removed from 297. the small claims division; (ii) judicial or nonjudicial foreclosure or other action or proceeding to enforce a deed of trust, mortgage, or 298. agreement for sale; (iii) an unlawful entry or detainer action; (iv) the filing or enforcement of a mechanics lien; or (v) any matter that is 299. within the jurisdiction of a probate court. Further, the filing of a judicial action to enable the recording of a notice of pending action ("lis 300. pendens"), or order of attachment, receivership, injunction, or other provisional remedies shall not constitute a waiver of the 301. obligation to submit the claim to ADR, nor shall such action constitute a breach of the duty to mediate or arbitrate.
- 7e. 302. **Attorney Fees and Costs:** The prevailing party in any dispute or claim between Buyer and Seller arising out of or relating to this 303. Contract shall be awarded their reasonable attorney fees and costs. Costs shall include, without limitation, attorney fees, expert 304. witness fees, fees paid to investigators, and arbitration costs.

### 8. ADDITIONAL TERMS AND CONDITIONS

- 8a. 305. Buyer shall deposit an additional \$3000.00 as earnest money, at such time as 306. Buyer is notified that they have grant approval. All parties understand that 307. the additional earnest money shall be non refundable and shall be immediately 308. released to the Seller. 309. All parties agree that the \$2000.00 earnest money shall be non refundable and 310. shall be released to Seller within ten (10) days of acceptance of this contract 311. by Seller. 312. Seller has agreed to allow Buyer until February 28, 2013 to close escrow, due 313. to time constraints and restrictions for Buyer's application of Grant funds for 314. this purchase. 315. Buyer agrees to notify Seller by November 30, 2012 of status of Grant funds. 316. Seller agrees to cooperate with any information that the Federal Government may 317. need to process the grant request that Buyer will be submitting. 318. \_\_\_\_\_ 319. \_\_\_\_\_ 320. \_\_\_\_\_ 321. \_\_\_\_\_ 322. \_\_\_\_\_ 323. \_\_\_\_\_ 324. \_\_\_\_\_ 325. \_\_\_\_\_ 326. \_\_\_\_\_ 327. \_\_\_\_\_ 328. \_\_\_\_\_ 329. \_\_\_\_\_ 330. \_\_\_\_\_ 331. \_\_\_\_\_ 332. \_\_\_\_\_ 333. \_\_\_\_\_ 334. \_\_\_\_\_

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**Residential Resale Real Estate Purchase Contract >>**

8q. 389. THIS CONTRACT CONTAINS NINE PAGES EXCLUSIVE OF ANY ADDENDA AND ATTACHMENTS. PLEASE ENSURE THAT  
390. YOU HAVE RECEIVED AND READ ALL NINE PAGES OF THIS OFFER AS WELL AS ANY ADDENDA AND ATTACHMENTS.

8r. 391. **Broker on behalf of Buyer:**

392. Debbie Cox DC326 Service First Realty SFR01  
PRINT SALESPERSON'S NAME AGENT CODE PRINT FIRM NAME FIRM CODE  
393. 430 N. Broad Street Globe AZ 85501  
FIRM ADDRESS STATE ZIP CODE  
394. (928) 425-5108 (928) 425-5109 Debbie@cactuscounty.net  
PREFERRED TELEPHONE FAX EMAIL

8s. 395. **Agency Confirmation:** The Broker named in Section 8r above is the agent of (check one):  
396.  the Buyer;  the Seller; or  both the Buyer and Seller

8t. 397. **The undersigned agree to purchase the Premises on the terms and conditions herein stated and acknowledge receipt of  
398. a copy hereof including the Buyer Attachment.**

399.  BUYER'S SIGNATURE \_\_\_\_\_ MO/DAYR ^ BUYER'S SIGNATURE \_\_\_\_\_ MO/DAYR  
Gila County and/or Nominee  
400. ADDRESS \_\_\_\_\_ ADDRESS \_\_\_\_\_  
401. CITY, STATE, ZIP CODE \_\_\_\_\_ CITY, STATE, ZIP CODE \_\_\_\_\_

**9. SELLER ACCEPTANCE**

9a. 402. **Broker on behalf of Seller:**

403. Debbie Cox DC326 Service First Realty SFR01  
PRINT SALESPERSON'S NAME AGENT CODE PRINT FIRM NAME FIRM CODE  
404. 430 N. Broad Street Globe AZ 85501  
FIRM ADDRESS STATE ZIP CODE  
405. (928) 425-5108 (928) 425-5109 Debbie@cactuscounty.net  
PREFERRED TELEPHONE FAX EMAIL

9b. 406. **Agency Confirmation:** The Broker named in Section 9a above is the agent of (check one):  
407.  the Seller; or  both the Buyer and Seller

9c. 408. **The undersigned agree to sell the Premises on the terms and conditions herein stated, acknowledge receipt of a  
409. copy hereof and grant permission to Broker named on Section 9a to deliver a copy to Buyer.**

410.  Counter Offer is attached, and is incorporated herein by reference. Seller should sign both this offer and the Counter Offer.  
411.  If there is a conflict between this offer and the Counter Offer, the provisions of the Counter Offer shall be controlling.

412. ^ SELLER'S SIGNATURE \_\_\_\_\_ MO/DAYR ^ SELLER'S SIGNATURE \_\_\_\_\_ MO/DAYR  
413. Sycamore Suites, LLC \_\_\_\_\_ SELLER'S NAME PRINTED  
SELLER'S NAME PRINTED  
414. ADDRESS \_\_\_\_\_ ADDRESS \_\_\_\_\_  
415. CITY, STATE, ZIP CODE \_\_\_\_\_ CITY, STATE, ZIP CODE \_\_\_\_\_

416.  OFFER REJECTED BY SELLER: \_\_\_\_\_ MONTH \_\_\_\_\_ DAY \_\_\_\_\_ YEAR \_\_\_\_\_ (SELLER'S INITIALS)

**For Broker Use Only:**  
Brokerage File/Log No. \_\_\_\_\_ Manager's Initials \_\_\_\_\_ Broker's Initials \_\_\_\_\_ Date \_\_\_\_\_ MO/DAYR



# REAL ESTATE AGENCY DISCLOSURE AND ELECTION



The pre-printed portion of this form has been drafted by the Arizona Association of REALTORS®. Any change in the pre-printed language of this form must be made in a prominent manner. No representations are made as to the legal validity, adequacy and/or effects of any provision, including tax consequences thereof. If you desire legal, tax or other professional advice, please consult your attorney, tax advisor or professional consultant.



1. Firm Name ("Broker") Service First Realty  
2. acting through Debbie Cox hereby makes the following disclosure.  
LICENSEE'S NAME

## DISCLOSURE

- 3. Before a Seller or Landlord (hereinafter referred to as "Seller") or a Buyer or Tenant (hereinafter referred to as "Buyer") enters into
- 4. a discussion with a real estate broker or licensee affiliated with a broker, the Seller and the Buyer should understand what type of agency
- 5. relationship or representation they will have with the broker in the transaction.
- 6. I. **Buyer's Broker:** A broker other than the Seller's broker can agree with the Buyer to act as the broker for the Buyer. In these
- 7. situations, the Buyer's broker is not representing the Seller, even if the Buyer's broker is receiving compensation for services
- 8. rendered, either in full or in part, from the Seller or through the Seller's broker:
- 9. a) A Buyer's broker has the fiduciary duties of loyalty, obedience, disclosure, confidentiality, and accounting in dealings with the Buyer.
- 10. b) Other potential Buyers represented by broker may consider, make offers on, or acquire an interest in the same or similar
- 11. properties as Buyer is seeking.
- 12. II. **Seller's Broker:** A broker under a listing agreement with the Seller acts as the broker for the Seller only:
- 13. a) A Seller's broker has the fiduciary duties of loyalty, obedience, disclosure, confidentiality, and accounting in dealings with the Seller.
- 14. b) Other potential Sellers represented by broker may list properties that are similar to the property that Seller is selling.
- 15. III. **Broker Representing both Seller and Buyer (Limited Representation):** A broker, either acting directly or through one or more
- 16. licensees within the same brokerage firm, can legally represent both the Seller and the Buyer in a transaction, but only with the
- 17. knowledge and informed consent of both the Seller and the Buyer. In these situations, the Broker, acting through its licensee(s),
- 18. represents both the Buyer and the Seller, with limitations of the duties owed to the Buyer and the Seller:
- 19. a) The broker will not, without written authorization, disclose to the other party that the Seller will accept a price or terms other than
- 20. stated in the listing or that the Buyer will accept a price or terms other than offered.
- 21. b) There will be conflicts in the duties of loyalty, obedience, disclosure and confidentiality. Disclosure of confidential information may
- 22. be made only with written authorization.
- 23. Regardless of who the Broker represents in the transaction, the Broker shall exercise reasonable skill and care in the performance of the
- 24. Broker's duties and shall be truthful and honest to both the Buyer and Seller and shall disclose all known facts which materially and adversely
- 25. affect the consideration to be paid by any party. Pursuant to A.R.S. §32-2156, Sellers, Lessors and Brokers are not obligated to disclose that
- 26. a property is or has been: (1) the site of a natural death, suicide, homicide, or any crime classified as a felony; (2) owned or occupied by a
- 27. person exposed to HIV, or diagnosed as having AIDS or any other disease not known to be transmitted through common occupancy of real
- 28. estate; or (3) located in the vicinity of a sex offender. Sellers or Sellers' representatives may not treat the existence, terms, or conditions of
- 29. offers as confidential unless there is a confidentiality agreement between the parties.
- 30. **THE DUTIES OF THE BROKER IN A REAL ESTATE TRANSACTION DO NOT RELIEVE THE SELLER OR THE BUYER FROM THE**
- 31. **RESPONSIBILITY TO PROTECT THEIR OWN INTERESTS. THE SELLER AND THE BUYER SHOULD CAREFULLY READ ALL**
- 32. **AGREEMENTS TO INSURE THAT THE DOCUMENTS ADEQUATELY EXPRESS THEIR UNDERSTANDING OF THE TRANSACTION.**

## ELECTION

- 33. **Buyer or Tenant Election** (Complete this section only if you are the Buyer.) The undersigned elects to have the Broker (check any that apply):
- 34.  represent the Buyer as Buyer's Broker.
- 35.  represent the Seller as Seller's Broker.
- 36.  show Buyer properties listed with Broker's firm and Buyer agrees that Broker shall act as agent for both Buyer and Seller provided that
- 37. the Seller consents to limited representation. In the event of a purchase, Buyer's and Seller's informed consent should be
- 38. acknowledged in a separate writing other than the purchase contract.
- 39. **Seller or Landlord Election** (Complete this section only if you are the Seller.) The undersigned elects to have the Broker (check any that apply):
- 40.  represent the Buyer as Buyer's Broker.
- 41.  represent the Seller as Seller's Broker.
- 42.  show Seller's property to Buyers represented by Broker's firm and Seller agrees that Broker shall act as agent for both Seller and
- 43. Buyer provided that Buyer consents to the limited representation. In the event of a purchase, Buyer's and Seller's informed consent
- 44. should be acknowledged in a separate writing other than the purchase contract.

45. The undersigned  Buyer(s) or  Seller(s) acknowledge that this document is a disclosure of duties. This document is not an employment agreement.

46. I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE.

47. Gila County and/or Nominee

^ PRINT NAME

^ PRINT NAME

48.  SIGNED

MO/DA/YR ^ SIGNED

MO/DA/YR





**RESIDENTIAL INCOME PROPERTY ADDENDUM (1-4 UNITS)  
TO AAR RESIDENTIAL RESALE REAL ESTATE PURCHASE CONTRACT**

Document updated:  
August 2007



*The pre-printed portion of this form has been drafted by the Arizona Association of REALTORS®. Any change in the pre-printed language of this form must be made in a prominent manner. No representations are made as to the legal validity, adequacy and/or effects of any provision, including tax consequences thereof. If you desire legal, tax or other professional advice, please consult your attorney, tax advisor or professional consultant.*



- 1. Seller: Sycamore Suites, LLC
- 2. Buyer: Gila County and/or Nominee
- 3. Premises Address: 478 E. Sycamore, Globe, AZ 85501
- 4. Date: \_\_\_\_\_

5. The following additional terms and conditions are hereby included as a part of the Contract between Seller and Buyer for the above referenced Premises. All terms and conditions of the Contract are hereby included herein and delivery of all notices and documentation shall be deemed delivered and received when sent as required by Section 8m of the Contract.

8. **Residential Income Property Addendum to Residential Seller Property Disclosure Statement:** Seller shall deliver a completed AAR Residential Income Property Addendum to Residential Seller Property Disclosure Statement ("RIPA SPDS") form to the Buyer within five (5) days after Contract acceptance. Buyer shall provide notice of any RIPA SPDS items disapproved within the Inspection Period or five (5) days after receipt of the RIPA SPDS, whichever is later.

12. **Additional Seller Disclosures and Information:** Seller shall provide to Buyer the following disclosures and information pertinent to the Premises in writing within five (5) days or 10 days after Contract acceptance:

- 14. (a) any information known to Seller that may adversely affect the current use of the Premises,
- 15. (b) any known pending special assessments, association fees, claims, or litigation,
- 16. (c) copies of covenants, conditions, and restrictions, articles of incorporation, by-laws, other governing documents, and any other documents required by law,
- 18. (d) copies of current rent rolls, lists of current deposits, personal property lists, copies of leases, rental agreements, lease or rental agreement applications, move-in forms, crime free addenda, and service contracts,
- 21. (e) a copy of the most recent survey, if available,
- 22. (f) a copy of the most recent sales/rental/transaction privilege tax bill or payment, and
- 23. (g) any and all other agreements, documents, studies, or reports relating to the Premises in Seller's possession or control provided, however, that Seller shall not be required to deliver any report or study if the written contract that Seller entered into with the consultant who prepared such report or study specifically forbids the dissemination of the report to others.

27. The Buyer shall provide notice to Seller of any items disapproved within the Inspection Period or five (5) days after receipt of the disclosure or information, whichever is later.

29. **Premises Names:** Seller agrees that all domain name(s) and signage associated with the Premises shall be transferred to Buyer and included in the purchase price.

31. **No Seller or Tenant Bankruptcy, Probate or Insolvency Proceedings:** Seller has no notice or knowledge that any tenant on the Premises is the subject of a bankruptcy, probate or insolvency proceeding. Further, Seller is not the subject of a bankruptcy, insolvency or probate proceeding.

34. **Rents:** Collected rents shall be prorated to COE. The Parties agree to handle any rents received after COE as a Post Closing Matter.

35. **Deposits:** All refundable and nonrefundable deposits held by Seller pursuant to rent/lease agreement(s) shall be  
36.  credited against the cash required of Buyer at COE  paid to Buyer by Seller at COE  other Property Mgmt Co.

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Residential Income Property Addendum (1-4 Units) to AAR  
Residential Resale Real Estate Purchase Contract - Updated: August 2007  
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**Residential Income Property Addendum (1-4 Units) to AAR Residential Resale Real Estate Purchase Contract >>**

37. **Post Closing Matters:** The parties shall promptly adjust any item to be prorated that is not determined or determinable at COE  
38. as a post closing matter by appropriate cash payment to the other outside of the escrow when the amount due is determined.  
39. Seller and Buyer agree that Escrow Company and Broker(s) are relieved of any responsibilities for said adjustments.

40. **Current Property Managers:** The Premises  is  is not currently managed by a property manager. If yes, the property manager is:

41. Service First Realty                      430 N. Broad Street, Globe, AZ 85501                      (928) 425-5108  
NAME    ADDRESS    PHONE

42. Buyer acknowledges that any property management agreement between Seller and property manager shall terminate at COE.

43. **Registration with County Assessor:** The Buyer acknowledges that an owner of residential rental property must register the property  
44. with the applicable county assessor. The buyer shall update the registration withinten (10) days after COE as required by Arizona law.

45. **Additional Terms:**

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75. The undersigned agrees to the modified or additional terms and conditions contained herein and acknowledges a copy hereof.

76.  \_\_\_\_\_ MO/DA/YR    ^ BUYER'S SIGNATURE \_\_\_\_\_ MO/DA/YR  
          ^ BUYER'S SIGNATURE                      MO/DA/YR    ^ BUYER'S SIGNATURE                      MO/DA/YR  
          Gila County and/or Nominee

77. \_\_\_\_\_ MO/DA/YR    ^ SELLER'S SIGNATURE \_\_\_\_\_ MO/DA/YR  
          ^ SELLER'S SIGNATURE                      MO/DA/YR    ^ SELLER'S SIGNATURE                      MO/DA/YR  
          Sycamore Suites, LLC



# "AS IS" ADDENDUM

Document updated:  
February 2011



The pre-printed portion of this form has been drafted by the Arizona Association of REALTORS®. Any change in the pre-printed language of this form must be made in a prominent manner. No representations are made as to the legal validity, adequacy and/or effects of any provision, including tax consequences thereof. If you desire legal, tax or other professional advice, please consult your attorney, tax advisor or professional consultant.



- 1. Seller: Sycamore Suites, LLC
- 2. Buyer: Gila County and/or Nominee
- 3. Premises Address: 478 E. Sycamore, Globe, AZ 85501
- 4. Date: \_\_\_\_\_

5. The following additional terms and conditions are hereby included as a part of the Contract between Seller and Buyer for the above referenced Premises. All terms and conditions of the Contract are hereby included herein and delivery of all notices and documentation shall be deemed delivered and received when sent as required by Section 8m of the Contract.

8. A. Seller and Buyer agree that the Premises is being sold in its existing condition ("AS IS") and Seller makes no warranty to Buyer, either express or implied, as to the (1) condition of the Premises, including, but not limited to, Seller's Warranties in Lines 166-168 of Section 5a, which Buyer hereby waives; (2) zoning of the Premises; or (3) Premises' fitness for any particular use or purpose. However, Seller warrants and shall maintain and repair the Premises so that, pursuant to lines 169-170, at the earlier of possession or COE, the Premises, including all additional existing personal property included in the sale, will be in substantially the same condition as on the date of Contract acceptance and all personal property not included in the sale and all debris will be removed from the Premises.

15. B. Buyer is advised to conduct independent inspection(s) and investigations regarding the Premises within the Inspection Period as specified in Section 6a. Buyer retains the rights pursuant to Section 6j. Seller shall not be obligated to correct any defects that may be discovered during Buyer's inspection(s) and investigations or otherwise.

19. C. Notwithstanding the foregoing, if an On-Site Wastewater Treatment Facility (conventional septic or alternative system) ("Facility") has been installed on the Premises, Seller and Buyer agree to complete and execute the AAR On-Site Wastewater Treatment Facility Addendum and Seller agrees to pay for the Facility inspections, fees or repairs as set forth therein.

23. D. Seller acknowledges that selling the Premises "AS IS" does not relieve Seller of the legal obligation to disclose all known material latent defects to Buyer.

25. E. In the event that any provision contained in this Addendum conflicts in whole or in part with any of the terms contained in the Contract, the provisions of this Addendum shall prevail and the conflicting terms are hereby considered deleted and expressly waived by both Buyer and Seller.

28. F. Other Terms and Conditions:  
\_\_\_\_\_  
\_\_\_\_\_

**31. BUYER ACKNOWLEDGES THAT BUYER IS HEREBY ADVISED TO SEEK APPROPRIATE COUNSEL REGARDING THE RISKS OF BUYING A PROPERTY IN "AS IS" CONDITION.**

33. Buyer recognizes, acknowledges, and agrees that Broker(s) are not qualified, nor licensed, to conduct due diligence with respect to the premises or the surrounding area. Buyer is instructed to consult with qualified licensed professionals to assist in Buyer's due diligence efforts. Because conducting due diligence with respect to the premises and the surrounding area is beyond the scope of the Broker's expertise and licensing, Buyer expressly releases and holds harmless Broker(s) from liability for any defects or conditions that could have been discovered by inspection or investigation. **Seller and Buyer hereby expressly release, hold harmless and indemnify Broker(s) in this transaction from any and all liability and responsibility regarding financing, the condition, square footage, lot lines, boundaries, value, rent rolls, environmental problems, sanitation systems, roof, wood infestation, building codes, governmental regulations, insurance or any other matter relating to the value or condition of the Premises.**

41. X BUYER'S SIGNATURE \_\_\_\_\_ MO/DA/YR      ^ BUYER'S SIGNATURE \_\_\_\_\_ MO/DA/YR  
Gila County and/or Nominee

42. SELLER'S SIGNATURE \_\_\_\_\_ MO/DA/YR      ^ SELLER'S SIGNATURE \_\_\_\_\_ MO/DA/YR  
Sycamore Suites, LLC

**For Broker Use Only:**  
 Brokerage File/Log No. \_\_\_\_\_ Manager's Initials \_\_\_\_\_ Broker's Initials \_\_\_\_\_ Date \_\_\_\_\_  
 (Added February 2012) \_\_\_\_\_ MO/DA/YR

