



TENANT HOME PURCHASE

Tenant Home Purchase Clause in Workforce Housing Sublease

Dartmouth Health (DH) is pleased to offer a unique benefit to our employees to assist them with purchasing a home. Sign a sublease at any of our workforce housing locations, live in workforce housing for a minimum of three months, then take advantage of the home purchase clause.

Overview: Sign a 6-month or 1-year lease at any of our workforce housing locations. Live in workforce housing for a minimum of three months, then you are eligible to use this option. After you have signed your purchase & sales agreement on your new home, give your 30-days' notice to our department, follow the procedures outlined below, and have the ability to break the lease without penalty.

Procedure:

Task	Contact Person
Email 30-days' notice* (or more if possible)	Director of DH Relocation and Property Manager
Email signed and executed copy of Sales & Purchase Agreement for review	Director of DH Relocation
Receive approval with final rent payment instructions	Director of DH Relocation
Schedule final apartment walk-through and move-out inspection	Property Manager

**Rental notice is effective the start of the next calendar month. If you give notice on June 15, it is effective July 1. Your 30 days' notice move-out date would be July 30.*

Sublease Clause: *Tenant Home Purchase; Termination Right. Provided Tenant is not then in default of its obligations under this Sublease, in the event that Tenant has, in good faith, entered into a binding agreement to purchase a residential home that will serve to replace the Premises as Tenant's primary residence, Tenant shall have the right to terminate this Sublease on thirty (30) days' notice to Landlord. Tenant must live in workforce housing for a minimum of three months to be eligible. In such an event, Tenant agrees provide Landlord written documentation (email acceptable) from Tenant's licensed real estate broker that (i) confirms Tenant has so entered into a binding agreement to purchase a residential home, (ii) provides such home's address, and (iii) states the anticipated closing date for the purchase of such home. In the event Tenant elects to exercise such termination right, Tenant shall fully perform all obligations of Tenant under this Sublease, including without limitation the payment of all rent and other charges under this Sublease, through the end of the calendar month in which such early termination occurs (i.e., no prorated rent will be allowed for such month), as well as quit and surrender the Premises to Landlord in the manner and condition required by this Sublease.*

Termination of Employment at Dartmouth Health:

If a tenant decides to leave their position at Dartmouth Hitchcock, they shall vacate the unit within thirty (30) days. If the tenant is terminated for gross misconduct, the tenant shall vacate the unit within ten (10) days.

Relocation Support: If you have any additional questions, please contact DHRelocation@Hitchcock.org