RONDO
Community Land Trust

Rondo CLT Resale Formula Worksheet

This worksheet is designed to help CLT homeowners evaluate their return upon selling their land-trusted home. Per the terms of your ground lease with Rondo CLT, in exchange for buying a home at an affordable price, you agree to keep the home affordable at resale.

Upon resale, Rondo CLT gives you 100% of your earned equity (the amount paid down on your mortgage, plus any downpayment assistance satisfied, plus eligible capital improvements) plus 25% of any market equity (the change in market value of the home).

Follow the steps below to calculate how much equity you would receive when selling your CLT home.

Calculate Market Value Appreciation:

Click the following link and enter your address to access Zillow's free home estimate:
https://www.zillow.com/how-much-is-my-home-worth/

1. Current Appraised Value (Zillow estimate): $______________
2. (Less) Appraised value at initial purchase: - $______________
3. **Property Value Increase (Equity): = $______________**

4. **Homeowner's Share (25%) of Increase**
   a. To calculate: property value increase (Step 3) ($________) x (25%) **= $** ______________
      i. Additional: make sure to add in mortgage principal paid + $_____________
      ii. DPA (Down Payment Assistance) satisfied + $_____________
      iii. Rondo CLT eligible capital improvements + $_____________

5. **Rondo CLT Homeowner Equity Position = $_____________**

Please Note:

➡ Resale amounts shown above are **estimates only**. Sellers should be aware that additional costs—such as realtor fees, potential repairs, and closing costs—will be deducted from their final net proceeds at closing.

➡ If the terms of any down payment assistance (DPA) have not been satisfied, repayment may be required and could be deducted from the seller's net proceeds at closing.

Resale Example:

Purchase Price:	$350,000	Assume same as appraised value
Buyer's Mortgage:	$200,000	57% of total property value
CLT Affordability Investment	$150,000	Affordability Grant
10 Years Later.......		
Property Value:	$450,000	less $350,000 original appraised value
Property Value Increase:	$100,000	Accrued Equity
Homeowner's Share (25%) of Increase:	$25,000	Plus mortgage principal paid + DPA (Down Payment Assistance) satisfied + eligible capital improvements
Property Value:	$450,000	
Less Initial CLT Investment:	-$150,000	
Rondo CLT Share (75%) of Increase:	-$75,000	Remains perpetually with the property
CLT Future Affordable Price at Resale	$225,000	50% of total property value