



February 21, 2024

The Honorable Lindsey Port, Chair
The Honorable Eric Lucero, Ranking Minority Leader
Housing and Homelessness Prevention Committee Members

The Minnesota Homeownership Center and Twin Cities Habitat for Humanity are united in our support of contract for deed legislation to increase protections for residential contract for deed buyers and to balance the interests of investor-sellers and buyers. We encourage your support of SF 3489.

Contracts for deed are a critical financing mechanism for residential purchases, particularly for lower income and immigrant borrowers who may not be able to obtain traditional financing due to limited credit experience, religious beliefs, and other factors.

Unfortunately, existing legislation does not protect unsuspecting consumers from unscrupulous sellers, leaving buyers prone to predatory practices and risky transactions with little recourse. We are particularly encouraged by the provisions in this bill that require seller recording of the contract and enhanced disclosures to buyers.

Thank you for your efforts in working to ensure more affordable homeownership and wealth-building opportunities for Minnesotans.

In partnership,

A handwritten signature in black ink, reading "Chris Coleman".

Chris Coleman, President & CEO Twin Cities Habitat for Humanity

A handwritten signature in black ink, reading "Julie Gugin".

Julie Gugin, President & CEO Minnesota Homeownership Center