



REAL ESTATE DISCLOSURE NOTICE

Operators who plan to sell or lease their adult care homes are required to complete this form and mail or fax it to their licenser.

Operators shall notify the ACHP in writing at least 30 calendar days prior to a voluntary closure, proposed sale or transfer of the ACH business or property. Operators shall inform the ACHP immediately upon listing a home for sale and when an offer is made to purchase the home. In addition, Operators shall also give residents, families, and case managers for Medicaid clients at least 30-calendar days written notice of such proposed sale or transfer of business or property, except in circumstances where undue delay might jeopardize the health, safety or well-being of residents, Operators, Resident Managers, or staff. (MCAR 023-041-235)

The adult care home license shall apply only to the person(s) and address specified on the adult care home license. A license shall not be transferred to another person or location. (MCAR 023-041-205)

If an Operator of an adult care home no longer wishes to be licensed, any potential new Operator shall apply to the ACHP for a license and be licensed before the change. The new potential Operator shall follow all ACHP application rules. The licensed Operator of the home shall not transfer operation of the home to the new Operator until the ACHP licenses the new Operator. (MCAR 023-041-210)

Operators selling the adult Foster Home business must separate that transaction from the sale of the real estate. (MCAR 023-041-225)

The Operator shall inform real estate agents, prospective buyers, lessees and transferees in all written communications, including advertising and disclosure statements, that the license to operate an adult care home is not transferable and shall refer them to the ACHP for information about licensing. (MCAR 023-041-230)

A license is void immediately upon issuance of a final order of revocation or non-renewal, a voluntary surrender by the Operator, or a change of ownership or location of the home. A void license shall be returned to the ACHP. (MCAR 023-040-455)

I agree to follow these rules in the sale or lease of my adult care home. I will notify any potential buyers or lessees that the property being offered for sale, rent or lease at this time, either has been operated, is presently being operated, or has the potential to be operated as an Adult Care Home. I will notify them the license to operate an Adult Care Home cannot be purchased or transferred between individuals. I will inform the potential buyer who wants to operate an adult care home, they must apply for a license and meet the qualifications including experience, testing and training requirements.

Address

Operator

Date

License #
