*These Ground Lease Exhibits are derived from the 2011 Grounded Solutions Network Template Ground Lease and is published with the permission of Grounded Solutions Network. The template ground lease exhibits have been modified for Texas law and modified to meet the goals and interests of Guadalupe Neighborhood Development Corporation, a nonprofit affordable housing provider based in Austin. Our publication of these Ground Lease Exhibits is not an endorsement by Grounded Solutions Network of either these exhibits or the toolkit. We strongly encourage organizations preparing a ground lease to consult the Grounded Solutions Network website at* [*www.groundedsolutions.org*](file:///C:\Users\klk3248\Downloads\www.groundedsolutions.org) *for updates and modifications to their template ground lease.*

**EXHIBIT 1: Letters of Stipulation and Acknowledgment**

**Letter of Stipulation**

To: Guadalupe Neighborhood Development Corporation (“*GNDC*”)

From: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 20\_\_\_

This letter is given to GNDC to become an exhibit to a Lease between GNDC and myself. I will be leasing a parcel of land from GNDC and will be buying the Home that sits on that parcel of land. I will therefore become what is described in the Lease as a “Homeowner.” I am buying the Home and agreeing to abide by the Lease freely, without pressure from other parties, and with the intent of receiving certain benefits, as described here and in the Lease.

A representative of a HUD-certified homebuyer counseling organization, \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ , has explained to me the terms and conditions of the Lease and other legal documents that are part of this transaction. I understand the way these terms and conditions will affect my rights as a CLT homeowner, now and in the future.

In particular, I understand and agree with the following points:

* One of the goals of GNDC is to keep CLT homes affordable for very low to moderate income households from one CLT homeowner to the next. I support this goal as a CLT homeowner.
* The terms and conditions of my Lease will keep my home affordable for future “Income-qualified Persons” (as defined in the Lease). If and when I want to sell my home, the Lease requires that I sell it either to GNDC or to an Income-qualified Person. The terms and conditions of the Lease also limit the price for which I can sell the home to the limited resale price, in order to keep it affordable for such Income-qualified Persons.
* GNDC is the owner of the Leased Land on which the Home I am buying is located.
* It is also a goal of GNDC to promote resident ownership. For this reason, my Lease requires that if my family and I move out of our home permanently, we must sell it. We cannot continue to own it as absentee owners.
* I understand that upon my death I can leave my home to my spouse, parents, children, or grandchildren, and these individuals can own and occupy the home, as long as they meet GNDC’s requirements and agree to enter into and abide by a new Lease, or they can sell it on the terms permitted by the Lease. Alternatively, I can leave my home to any other heirs who agree to abide by the terms of the Lease and have proven to GNDC’s satisfaction that they are Income-qualified Persons.
* As a homeowner, it is my desire to see the terms of the Lease and related documents honored. I consider these terms fair to others and to myself.
* Should I decide to sell the Improvements, GNDC will have the right to purchase the Improvements before they are offered to anyone else. GNDC may also approve a sale at the limited resale price set forth in the Lease to an Income Qualified Buyer.

Sincerely,

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_   \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Signature of Homeowner                          Date

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_   \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Signature of Homeowner                          Date

**Letter of Acknowledgment**

I, \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, have worked with \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (the “*Homeowners*”) who intend to purchase a house and other improvements on land to be leased from Guadalupe Neighborhood Development Corporation (“*GNDC*”). The house and land are located at .

In connection with the contemplated purchase of the house and other improvements and leasing of the land, I reviewed with the Homeowners the following documents relating to the transaction:

1. This Letter of Acknowledgment and a Letter of Stipulation from the Homeowners,
2. A New Home Contract for the conveyance of the house and other improvements to the Homeowners,
3. A Ground Lease that governs the lease of the land to the Homeowners, including the Exhibits to the Ground Lease, and a Deed for Sale of Improvements Only, and
4. Other written materials provided by GNDC.

The Homeowners have received full and complete information and advice regarding this conveyance and the foregoing documents. My advice and review has been given to reasonably inform the Homeowners of the present and foreseeable risks and legal consequences of the contemplated transaction.

The Homeowners are entering the aforesaid transaction in reliance on their own judgment and upon their investigation of the facts. The full and complete advice and information provided by me was an integral element of such investigation.

Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Title: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Organization: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Address:

Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**EXHIBIT 2.1: LEASED LAND**

**EXHIBIT 3.2: Right of First Refusal**

Whenever any party under the Lease to which this Exhibit is attached (the “*Lease*”) shall have a right of first refusal as to certain property, specifically as provided for in sections 3.2 and 14.4 of the Lease, the following procedures shall apply. If the owner of the property offering it for sale (the “*Offering Party*”) shall within the term of the Lease receive a bona fide third-party offer to purchase the property that such Offering Party is willing to accept, the holder of the right of first refusal (the “*Holder*”) shall have the following rights:

* Offering Party shall give written notice of such offer (the “*Notice of Offer*”) to Holder setting forth: (a) the name and address of the prospective purchaser of the property; (b) the purchase price offered by the prospective purchaser; and (c) all other terms and conditions of the sale. Holder shall have a period of 45 days after the receipt of the Notice of Offer (the “*Election Period*”) within which to exercise the right of first refusal by giving notice of intent to purchase the property (the “*Notice of Intent to Purchase*”) for the same price and on the same terms and conditions set forth in the Notice of Offer. Such Notice of Intent to Purchase shall be given in writing to the Offering Party within the Election Period.
* If Holder exercises the right to purchase the property, such purchase shall be completed within 60 days after the Notice of Intent to Purchase is given by Holder (or if the Notice of Offer shall specify a later date for closing, such date) by performance of the terms and conditions of the Notice of Offer, including payment of the purchase price provided therein.
* Should Holder fail to exercise the right of first refusal within the Election Period, then the Offering Party shall have the right (subject to any other applicable restrictions in the Lease) to go forward with the sale which the Offering Party desires to accept, and to sell the property within one (1) year following the expiration of the Election Period on terms and conditions which are not materially more favorable to the purchaser than those set forth in the Notice of Offer. If the sale is not consummated within such one-year period, the Offering Party’s right to sell shall end, and all the foregoing provisions of this exhibit shall be applied again to any future offer, all as aforesaid. If a sale is consummated within such one-year period, the purchaser shall purchase subject to a renewed right of first refusal in said property.

**EXHIBIT 6.7: STEWARDSHIP FEE**

Homeowners will pay a monthly stewardship fee to GNDC for the purpose of long-term maintenance of the Home. The monthly stewardship fees for each Home, collectively the Stewardship Fee Reserves, will be held by GNDC in an account designated for that particular Home and only used for the capital replacement and repair projects for that Home. GNDC will decide which capital replacement costs are eligible for the use of the money held in the Stewardship Fee Reserves. Homeowners may request release of funds, and GNDC will release funds at its sole discretion, if the requested use is found to be necessary and in accordance with the intended use of the Stewardship Fee Reserves. Specifically, the Stewardship Fee Reserves will be used for the replacement and repair of the following capital systems:

ALL HOMES

* HVAC System
* Water Heater
* Roof
* Interior Floor Finishes
* Exterior Siding and Trim
* Photovoltaic System (if applicable)
* Geothermal System (if applicable)

SERVICES ALSO INCLUDED

* Routine Termite Inspection and Continuous Termite Warranty
* Any maintenance and repairs required by a Homeowners Association

GNDC will manage the above capital systems replacement needs in consultation with Homeowners. System components will be replaced with products of comparable quality and features. At GNDC’s discretion, during a system replacement, Homeowners may opt to replace components with higher rather than comparable quality products. In this case, Homeowners will pay the cost difference between the comparable quality and the higher quality product.

Homeowners may recommend contractors and suppliers to GNDC for the repairs, subject to GNDC’s approval. Homeowners must notify GNDC immediately of any deficiencies in the above capital systems. Damages resulting from failure to make prompt notice of deficiencies are the responsibility of Homeowners.

Homeowners are responsible for all capital replacement costs in excess of money available in their Stewardship Fee Reserves.

At the time that the Home is sold, any money remaining in the Stewardship Fee Reserves will be kept by GNDC and not returned to Homeowners.

No later than sixty days after the beginning of each calendar year, GNDC will make available upon Homeowners’ request a report of Stewardship Fee Reserves transactions for the prior fiscal year.

**EXHIBIT 7.1: Permitted Mortgages**

The provisions set forth in this Exhibit shall be understood to be provisions of Article 7 of the Lease to which this Exhibit is attached (the “*Lease*”) and in which this Exhibit is referenced. All terminology used in this Exhibit shall have the meaning assigned to it in the Lease.

A. STANDARD PERMITTED MORTGAGE: A “Standard Permitted Mortgage,” as identified in section 7.1 of the Lease, shall be a mortgage that meets the following requirements:

1. Such Mortgage shall run in favor of either (a) a so-called institutional lender such as, but not limited to, a federal, state, or local housing finance agency; a bank (including savings and loan association or insured credit union); an insurance company; a pension and/or profit-sharing fund or trust; or any combination of the foregoing, so long as the policies and procedures of such so-called institutional lender are subject to direct governmental supervision, or (b) a “community development financial institution” as certified by the U.S. Department of the Treasury or similar nonprofit lender to housing projects for low and moderate income persons.
2. Such Mortgage shall be a first lien on the Home and the Homeowners’ interest in the Leased Land (collectively, the “*Security*”). GNDC may, but is not obligated to, approve a refinancing of the note secured by this Mortgage.
3. Such mortgage and related documentation shall provide that GNDC shall, in accordance with the provisions of the Lease, (a) be entitled to notice of default, acceleration, or foreclosure from either Homeowners or Permitted Mortgagee; (b) have the opportunity to cure a default by Homeowners; and (3) have the right of first refusal in the event of acceleration or foreclosure by Permitted Mortgagee.
4. Such Mortgage and related documentation shall not contain any provisions other than provisions generally contained in mortgages used for similar transactions in the Austin, Texas area by institutional mortgagees.
5. Such Mortgage and related documentation shall not contain any provisions which could be construed as rendering GNDC or any subsequent holder of GNDC’s interest in and to this Lease, or their respective heirs, executors, successors, or assigns, personally liable for the payment of the debt evidenced by such note and such Mortgage or any part thereof.
6. Such Mortgage and related documentation shall contain provisions to the effect that the holder of such Mortgage shall not look to GNDC or GNDC’s interest in the Leased Land, but will look solely to the Homeowners, to Homeowners’ interest in the Leased Land, to the Home, or to such other buildings and improvements which may from time to time exist on the Leased Land, for the payment of the debt secured thereby or any part thereof. It is the intention of the parties hereto that GNDC’s consent to such Mortgage shall be without any liability on the part of GNDC for any deficiency judgment.
7. Such Mortgage and related documentation shall provide that in the event any part of the Security is taken in condemnation or by right of eminent domain, the proceeds of the award shall be paid over to the holder of the Mortgage in accordance with the provisions of Article 13 of the Lease.
8. Such Mortgage and related documentation shall contain nothing that obligates GNDC to execute an assignment of the Ground Lease Fee or other rent payable by Homeowners under the terms of the Lease.

B. RIGHTS OF PERMITTED MORTGAGEE: The rights of a holder of a Permitted Mortgage (“*Permitted Mortgagee*”) as referenced under section 7.2 of the Lease shall be as set forth below:

1. Permitted Mortgagee shall without requirement of consent by GNDC have the right, but not the obligation, to:
   1. cure any default under the Lease and perform any obligation required under the Lease, such cure or performance by a Permitted Mortgagee being effective as if it had been undertaken and performed by Homeowners;
   2. acquire and convey, assign, transfer, and exercise any right, remedy, or privilege granted to Homeowners by this Lease or otherwise by law, subject to the provisions, if any, in said Permitted Mortgage, which may limit any exercise of any such right, remedy, or privilege; and
   3. rely upon and enforce any provisions of the Lease to the extent that such provisions are for the benefit of Permitted Mortgagee.
2. Permitted Mortgagee shall not, as a condition to the exercise of its rights under the Lease, be required to assume personal liability for the payment and performance of the obligations of the Homeowners under the Lease. Any such payment or performance or other act by Permitted Mortgagee under the Lease shall not be construed as an agreement by Permitted Mortgagee to assume such personal liability except to the extent Permitted Mortgagee actually takes possession of the Security and the Leased Land. In the event Permitted Mortgagee does take possession of the Security and thereupon transfers the Security, any such transferee shall be required to enter into a written agreement assuming such personal liability and upon any such assumption the Permitted Mortgagee shall automatically be released from personal liability under the Lease.
3. In the event that title to the estates of both GNDC and Homeowners shall be acquired at any time by the same person or persons, no merger of these estates shall occur without the prior written declaration of merger by Permitted Mortgagee, so long as Permitted Mortgagee owns any interest in the Security or in a Permitted Mortgage. In the event that the estate of GNDC is owned at any time by Homeowners (regardless of a merger), or by any person in which Homeowners have a direct or indirect interest, Permitted Mortgagee shall not be obligated to cure any default of Homeowners under the Lease as condition to GNDC forbearing from the exercise of its remedies as provided in the Lease.
4. If the Lease is terminated for any reason, or in the event of the rejection or disaffirmance of the Lease pursuant to bankruptcy law or other law affecting creditors’ rights, GNDC shall enter into a new lease of the Leased Land with the Permitted Mortgagee (or with any party designated by the Permitted Mortgagee, subject to GNDC’s approval, which approval shall not be unreasonably withheld), not more than 30 days after the request of the Permitted Mortgagee. Such lease shall be for the remainder of the term of the Lease, effective as of the date of such termination, rejection, or disaffirmance, and upon all the terms and provisions contained in the Lease. However, the Permitted Mortgagee shall make a written request to GNDC for such new lease within 60 days after the effective date of such termination, rejection, or disaffirmance, as the case may be. Such written request shall be accompanied by a copy of such new lease, duly executed and acknowledged by the Permitted Mortgagee or the party designated by the Permitted Mortgagee to be the lessee thereunder, and the Permitted Mortgagee shall have cured all defaults under the Lease which can be cured by the payment of money. Any new lease made pursuant to this section shall have the same priority with respect to other interests in the Leased Premises as the Lease. The provisions of this section shall survive the termination, rejection, or disaffirmance of the Lease and shall continue in full effect thereafter to the same extent as if this section were independent and an independent contract made by GNDC, Homeowners, and the Permitted Mortgagee.
5. GNDC shall have no right to terminate the Lease during such time as the Permitted Mortgagee has commenced foreclosure in accordance with the provisions of the Lease and is diligently pursuing the same.
6. In the event that GNDC sends a notice of default under the Lease to Homeowners, GNDC shall also send a notice of Homeowners’ default to Permitted Mortgagee. Such notice shall be given in the manner set forth in section 14.1 of the Lease to the Permitted Mortgagee at the address that has been given by the Permitted Mortgagee to GNDC by a written notice to GNDC sent in the manner set forth in said section 14.1 of the Lease.

**Exhibit 9.4: Notice of Intent to Sell (Form of Notice)**

(*Any notice of intent to sell, as described in Article 9.4 of the Lease shall be in a form substantially equivalent to the example here.)*

NOTICE OF INTENT TO SELL

I, the undersigned Homeowner of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ am hereby giving Guadalupe Neighborhood Development Corporation (GNDC) notice of Intent to Sell as outlined in Section 9.4 of the Ground Lease. The terms and conditions of such intended sale are as follows:

I understand that after GNDC’s receipt of this notice, it may notify me that a market valuation of the Leased Land and Home (an appraisal) must be commissioned, as provided for in Article 9.5 of the Lease.

I further understand that GNDC shall either:

1. exercise its option to purchase on the terms and within the time period set forth in Section 9.6 of the Ground Lease; or
2. assign the purchase option to an income-qualified person as set forth in Section 9.6 of the Ground Lease; or
3. make reasonable efforts to arrange for the assignment to the Homeowner’s qualified prospective buyer recommendation as specified in Section 9.6.

\_\_\_\_ I do wish to recommend a prospective buyer as of the date of the notice.

\_\_\_\_ I do not wish to recommend a prospective buyer as of the date of the notice.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_   \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Signature of Homeowner Date

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Printed Name of Homeowner

**EXHIBIT 9.10: Resale Formula Price Schedule**

The Ground Lease permanently restricts the sale of the Home to an Income-qualified Person. In addition, the Ground Lease, Article 9.10, sets out a resale formula that restricts the sales price to a 2% annual increase above the initial sales price, capped at 30 years. More specifically, the resale price shall be the lower of an independent fair market appraised value, if one has been commissioned, or the prices as shown in the schedule below.

|  |  |  |
| --- | --- | --- |
| **Date** | **Equity Added** | **Resale Price** |
| November 9, 2016 | $2,000 | $102,000 |
| November 9, 2017 | $2,000 | $104,000 |
| November 9, 2018 | $2,000 | $106,000 |
| November 9, 2019 | $2,000 | $108,000 |
| November 9, 2020 | $2,000 | $110,000 |
| November 9, 2021 | $2,000 | $112,000 |
| November 9, 2022 | $2,000 | $114,000 |
| November 9, 2023 | $2,000 | $116,000 |
| November 9, 2024 | $2,000 | $118,000 |
| November 9, 2025 | $2,000 | $120,000 |
| November 9, 2026 | $2,000 | $122,000 |
| November 9, 2027 | $2,000 | $124,000 |
| November 9, 2028 | $2,000 | $126,000 |
| November 9, 2029 | $2,000 | $128,000 |
| November 9, 2030 | $2,000 | $130,000 |
| November 9, 2031 | $2,000 | $132,000 |
| November 9, 2032 | $2,000 | $134,000 |
| November 9, 2033 | $2,000 | $136,000 |
| November 9, 2034 | $2,000 | $138,000 |
| November 9, 2035 | $2,000 | $140,000 |
| November 9, 2036 | $2,000 | $142,000 |
| November 9, 2037 | $2,000 | $144,000 |
| November 9, 2038 | $2,000 | $146,000 |
| November 9, 2039 | $2,000 | $148,000 |
| November 9, 2016 | $2,000 | $150,000 |
| November 9, 2040 | $2,000 | $152,000 |
| November 9, 2042 | $2,000 | $154,000 |
| November 9, 2043 | $2,000 | $156,000 |
| November 9, 2044 | $2,000 | $158,000 |
| November 9, 2045 | $2,000 | $160,000 |

**EXHIBIT 9.12: Repair Requirements**

Upon transfer or sale of the Home, GNDC expects Homeowners to transfer or sell the Home in substantially the same condition as when they purchased it. Specifically, GNDC expects that:

* Mechanical and electrical systems will be in good working order;
* Photovoltaic system will be in good working order (if applicable);
* Geothermal system will be in good working order (if applicable);
* Plumbing will be in good working order and free of stoppages or leaks;
* Floor, wall, ceiling and countertop finishes will be clean, in good condition, and free of gouges, holes and noxious odors;
* Original appliances and fixtures will be present, clean and in good working order, or replaced with an appliance of comparable quality in good working order;
* There will be no evidence of pest or vermin infestations;
* Gutters will be in good working order;
* Fencing will be in good condition;
* Landscaping, grading, and drainage will be in good condition;
* HVAC system will be in good working order and will have been satisfactorily serviced within one year prior to transfer; and
* Any home inspection performed by a licensed home inspector will reveal no other significant damages or damages beyond normal wear and tear.

Upon receiving a Notice of Intent to Sell from Homeowners, GNDC will inspect the Home and require that Homeowners make repairs as needed so that the Leased Land meets the standards described above before resale.

Homeowners may recommend contractors and suppliers to GNDC for the repairs, subject to GNDC’s approval.

**EXHIBIT 13.4: Insurance Requirements**

* Homeowners assume all responsibility and liability related to Homeowners’ possession, occupancy, and use of the Leased Land.
* Homeowners shall defend, indemnify, and hold harmless GNDC and its agents, officers, representatives, and employees (“the Released Parties”) against all liability and claims of liability for injury or damage to persons or property from any cause on or about the Leased Land. Homeowners waive all claims against the Released Parties for injury or damage to person or property on or about the Leased Land. The foregoing indemnification, hold harmless, and waiver provisions cover injuries or damages caused by the negligent acts or omissions of the Released Parties. However, GNDC shall remain liable for injury or damage due to the grossly negligent or intentional acts or omissions of the Released Parties.
* Homeowners shall insure the Home against loss and shall maintain liability insurance on the Home and the Leased Land.
* Homeowners shall not enter into the Ground Lease until they have obtained all required insurance and until they have provided GNDC with copies of the required insurance policies showing GNDC as an additional insured.
* Homeowners shall not cause any insurance to be cancelled nor permit any insurance to lapse during the term of the Ground Lease.
* Homeowners shall provide GNDC with copies of all policies and renewals of policies. All policies shall contain endorsements providing that they shall not be cancelled, reduced in amount or coverage, or otherwise modified by the insurance carrier without at least 30 days prior written notice to GNDC.

**Homeowners shall carry insurance in the following types and amounts for the entire term of the Ground Lease:**

* Homeowners Insurance Policy including all-risk property coverage including but not limited to fire, wind, hail, theft, vandalism, and malicious mischief for the Home, at 100% of replacement cost.
* Homeowners shall maintain continuously in effect liability insurance in the amount of $500,000, covering the Home and the Leased Land.
* GNDC shall be named as an additional insured on all policies and policy renewals. The endorsements naming GNDC as an additional insured, providing GNDC with the thirty day, written notice of cancellation, modification, or non-renewal, and any other endorsements, as well as the Certificate of Insurance shall:

1. Name GNDC at the notice address and contact information set forth below.
2. Obligate the insurance company to notify GNDC at its notice address of any non-renewal, cancellation, or material changes to the policy, at least 30 calendar days before the change or cancellation.

GNDC prefers that the required insurance be written by a company licensed to do business in the State of Texas at the time the policy is issued. In any event, the company must be rated by A.M. Best at B+ VII or better and reasonably accepted by GNDC.

GNDC reserves the right to review these Insurance Requirements during the effective period of the Ground Lease and to make reasonable adjustments when deemed necessary.

The Notice to GNDC shall be given in writing and delivered in person or mailed, by certified or registered mail, return receipt requested, to the party at the address set forth below, or such other address designated by like written notice:

Mark C. Rogers, Executive Director

Guadalupe Neighborhood Development Corporation

813 E. 8th Street,

Austin, Texas, 78702

Ph: 512-479-6275

Fax: 512-478-9949

gndc@sbcglobal.net

www.guadalupendc.org