Clear Form

TRANSFER OF OWNERSHIP COSTS SUMMARY STATEMENT **(Summary of Costs for the Transfer of Ownership to the Qualified Farmer or Rancher through an Agricultural Conservation Easement Program – Agricultural Land Easement (ACEP-ALE) Buy-Protect-Sell Transaction)** Penalty for false statement or entities.	**Lead Eligible Entity (Participant)**						**State**
	ACEP-ALE Program Agreement Number			**Parcel Cost-Share Contract Number**			
	Buy-Protect-Sell Transaction Type *(Select One)*	☐	Pre-closing Transfer	☐	Post-Closing Transfer, Interim Landowner Scenario	☐	Post-Closing Transfer, Interim Easement Holder Scenario
	Cost Summary Statement Type *(Select One)*	☐	Estimate	☐	Final		

Estimate Cost Summary Statement (selected above) - Complete form as instructed and submit the supporting documents required for the estimated cost submission.

1. *The costs identified herein are the estimated amounts to be paid by the prospective qualified farmer or rancher purchaser of the Parcel.*
2. *Submit a copy of the purchase agreement or equivalent document that identifies the prospective qualified farmer or rancher purchaser of the Parcel, which is all of the persons, legal entities, or Indian Tribes that will be identified on the evidence of ownership documents, and the anticipated ownership shares of each.*
   ***NOTE:** NRCS determination that the prospective purchasers meet the qualified farmer or rancher requirements will be documented using Form NRCS-CPA-1267-BPS.*
3. *Submit a copy of the form of the deed that will be used to transfer ownership to the prospective qualified farmer or rancher purchaser (if different than previously provided).*
4. *Submit a copy of the appraisal used to determine the agricultural value of the Parcel (if not using the original ACEP-ALE appraisal).*
5. *Submit evidence of purchase price paid for the Parcel by Lead Eligible Entity (e.g., settlement statement, recorded ownership deed, title insurance policy) (if not previously provided).*
6. *This 'Estimate' Form NRCS-CPA-1269 must be signed by the prospective qualified farmer or rancher purchaser of the Parcel, Lead Eligible Entity, and NRCS.*

Final Cost Summary Statement (selected above) - Complete form as instructed and submit the supporting documents required for the final cost submission.

1. *The costs identified herein are the final amounts paid by the qualified farmer or rancher for fee title ownership of the Parcel.*
2. *Submit a copy of the recorded evidence of fee title ownership of the Parcel by the qualified farmer or rancher.*
   ***NOTE:** NRCS determination that the landowners meet the qualified farmer or rancher requirements will be documented using Form NRCS-CPA-1267-BPS.*
3. *Submit evidence of the final purchase price paid by the qualified farmer or rancher for the fee title ownership of the Parcel (e.g., settlement statement).*
4. *Submit for each holding and transaction cost item charged to the qualified farmer or rancher, copies of receipts/invoices and evidence of payment made by Lead Eligible Entity for at least the amount identified in Section 2.*
5. *For a post-closing transfer: Submit a copy of the title insurance policy issued for the sale of the Parcel to the qualified farmer or rancher, and as requested by NRCS, any associated title documents for the period between the initial agricultural land easement conveyance and the buy-protect-sell transaction completion.*
6. *This 'Final' Form NRCS-CPA-1269 must be signed by Lead Eligible Entity and NRCS.*
7. *Enter the following dates:*

Recording date of instrument vesting ownership of the Parcel in Lead Eligible Entity: _____
Recording date of instrument vesting ownership of the Parcel in the Qualified Farmer or Rancher: _____

SECTION 1: PURCHASE PRICE OF THE PARCEL

Cost Item	**Amount**
A. Agricultural Value of the Parcel *(Must be determined by State-certified general appraiser to USPAP/UASFLA standards and approved by NRCS)*	**$**
B. Original Purchase Price paid for the Parcel by Lead Eligible Entity	**$**
C. Qualified Farmer or Rancher Purchase Price *(Must be the lesser of the Agricultural Value of the Parcel (**item A**) or the Original Purchase Price paid by the Eligible Entity (**item B**))*	**$**

SECTION 2: HOLDING AND TRANSACTION COSTS[1/] CHARGED TO THE QUALIFIED FARMER OR RANCHER

Amounts charged to the qualified farmer or rancher for holding and transaction costs:

- *Are limited to the Lead Eligible Entity's actual costs for holding and transferring ownership of the Parcel to the qualified farmer or rancher and conveying an agricultural land easement on the Parcel.*
- *Are limited to those incurred after the Lead Eligible Entity took ownership of the Parcel and paid to a third-party for the identified cost item.*
- *In total may not exceed 10 percent of the Agricultural Value of the Parcel (Section 1, item A).*
- *May only include the cost items as agreed to by all parties on Form NRCS-CPA-1265-BPS-Appendix.*
- *May not be included in the calculation of the non-Federal share provided for the agricultural land easement.*

Holding and Transaction Cost Item	**Amount**
D. Mortgage interest paid for the Parcel	**$**
E. Property taxes paid for the Parcel	**$**
F. Property insurance paid for the Parcel	**$**
G. Title insurance paid for the Parcel	**$**
H. Appraisal to determine fair market value of the agricultural land easement	**$**
I. Appraisal to determine agricultural value of the Parcel *(if using an appraisal other than the original ACEP-ALE appraisal)*	**$**
J. Boundary survey of the Parcel	**$**
K. Closing and transaction costs for transfer of ownership of the Parcel to the qualified farmer or rancher	**$**
L. Easement closing costs	**$**
M. Phase-I environmental site assessment	**$**

N. Easement baseline documentation report	**$**
O. Easement mineral assessment report	**$**
P. Other cost items as agreed to on the NRCS-CPA-1265-BPS-Appendix *(list below):*	
P1.	**$**
P2.	**$**
P3.	**$**
P4.	**$**
P5.	**$**
Q. For Post-Closing Transfers Only:	
Q1. Costs for a holding company or other independent third-party legal entity to hold ownership of the Parcel for the period between agricultural land easement closing date and the date ownership of the Parcel is transferred the qualified farmer or rancher.	**$**
Q2. Costs related to subsequent recording of documents used to identify Lead Eligible Entity as a holder of the agricultural land easement (e.g., transfer or assignment of agricultural land easement or amended agricultural land easement deed) once ownership of the Parcel is transferred to the qualified farmer or rancher.	**$**
TOTAL *(Cannot exceed 10 percent of item A in Section 1)*	**$** 0.00

SECTION 3. CERTIFICATION AND SIGNATURE

PROSPECTIVE QUALIFIED FARMER OR RANCHER PURCHASERS CERTIFICATION and ACKNOWLEDGEMENTS:

I certify that the information provided above and the accompanying documentation attached is true, correct, and complete. I understand that the NRCS Agricultural Conservation Easement Program does not require the qualified farmer or rancher landowner to donate or contribute funds for stewardship or acquisition of the agricultural land easement. I acknowledge that all amounts I am charged for the fee ownership of the identified Parcel that will be subject to the agricultural land easement must be disclosed to NRCS. *(attach additional signature pages as needed)*	
Signature:	**Date:**
Signature:	**Date:**
Signature:	**Date:**

LEAD ELIGIBLE ENTITY CERTIFICATION and ACKNOWLEDGEMENTS:

Estimate Cost Summary Statement Certification: I certify that the information provided above and the accompanying documentation attached is true, correct, and complete. I further certify that all amounts to be charged to the prospective qualified farmer or rancher for the transfer of the ownership of the Parcel have been disclosed as required in accordance with the terms of the ACEP-ALE Program Agreement and Parcel Contract identified above.	
Final Cost Summary Statement Certification: I certify that the information provided above and the accompanying documentation attached is true, correct, and complete. I further certify that all amounts charged to the qualified farmer or rancher for the transfer of the ownership of the Parcel have been disclosed as required in accordance with the terms of the ACEP-ALE Program Agreement and Parcel Contract identified above.	
Signature of Lead Eligible Entity Authorized Representative:	**Date:**

NRCS CERTIFICATION

Estimate Cost Summary Statement Certification: I certify that the appraisal used to determine the agricultural value of the Parcel has been reviewed and approved by NRCS. I further certify that the estimated amounts to be charged to the prospective qualified farmer or rancher for the purchase price of the Parcel and the holding and transaction costs items comply with the requirements and limitations set forth in the terms of the ACEP-ALE Program Agreement and Parcel Contract identified above.	
Final Cost Summary Statement Certification: I have reviewed the information provided and certify that amounts charged to the qualified farmer or rancher for the purchase price of the parcel and the holding and transactions costs comply with the requirements and limitations set forth in the terms of the ACEP-ALE Program Agreement and Parcel Contract identified above.	
NRCS Reviewing Official Signature	**Date**

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