

Residential Leasing



Agua Caliente Band of Cahuilla Indians Residential Leasing

Cynthia J. Morales, Director of Trust Services
Teresa Rountree, Supervisor, Trust Services

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Residential Leasing

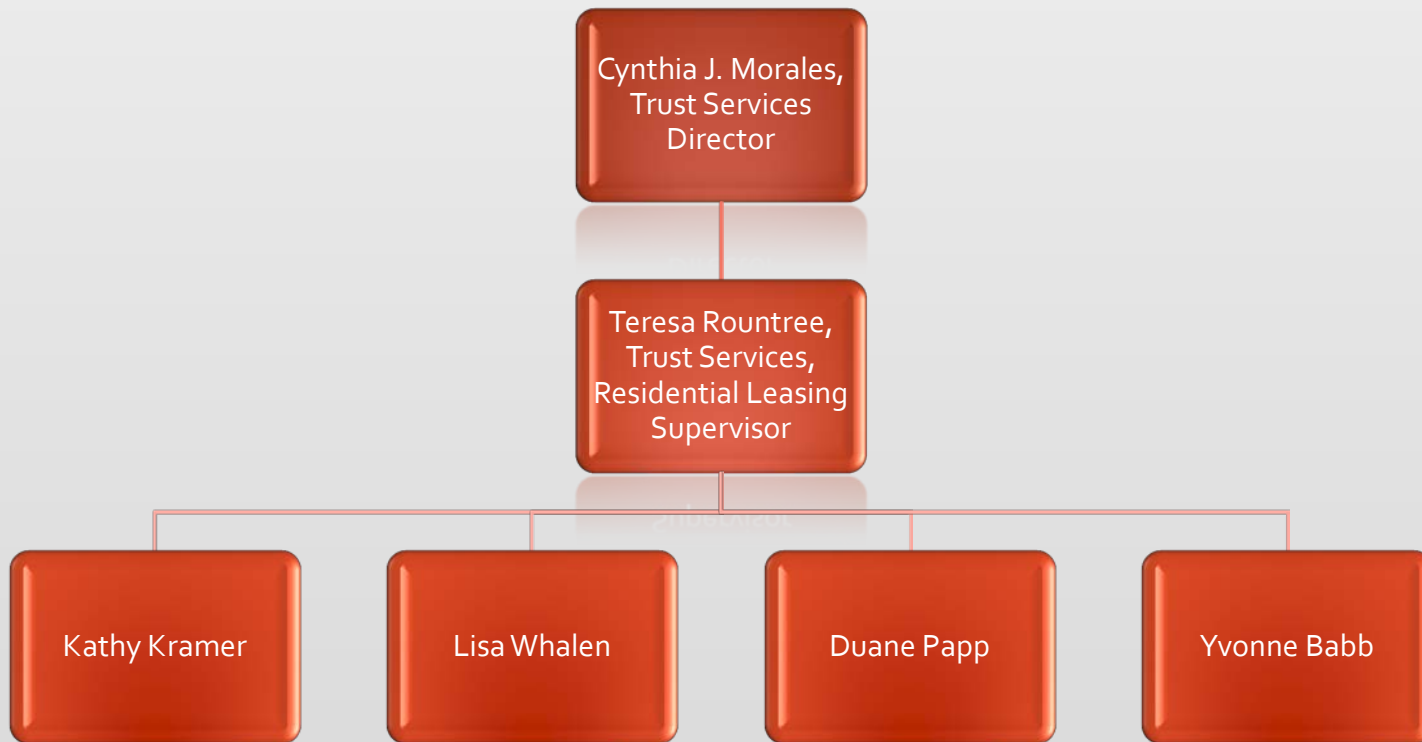
(ACBCI & BIA - Governments Working Together)

- Residential Leasing services for trust lands and allotted trust lands are provided under ACBCI's Public Law 93-638 Contract.
 - **Trust Lands:** U.S. holds legal title to the land; Tribe retains the undivided beneficial interest.
 - **Allotted Trust:** U.S. holds title; beneficial interest is divided & distributed to individual allottees.

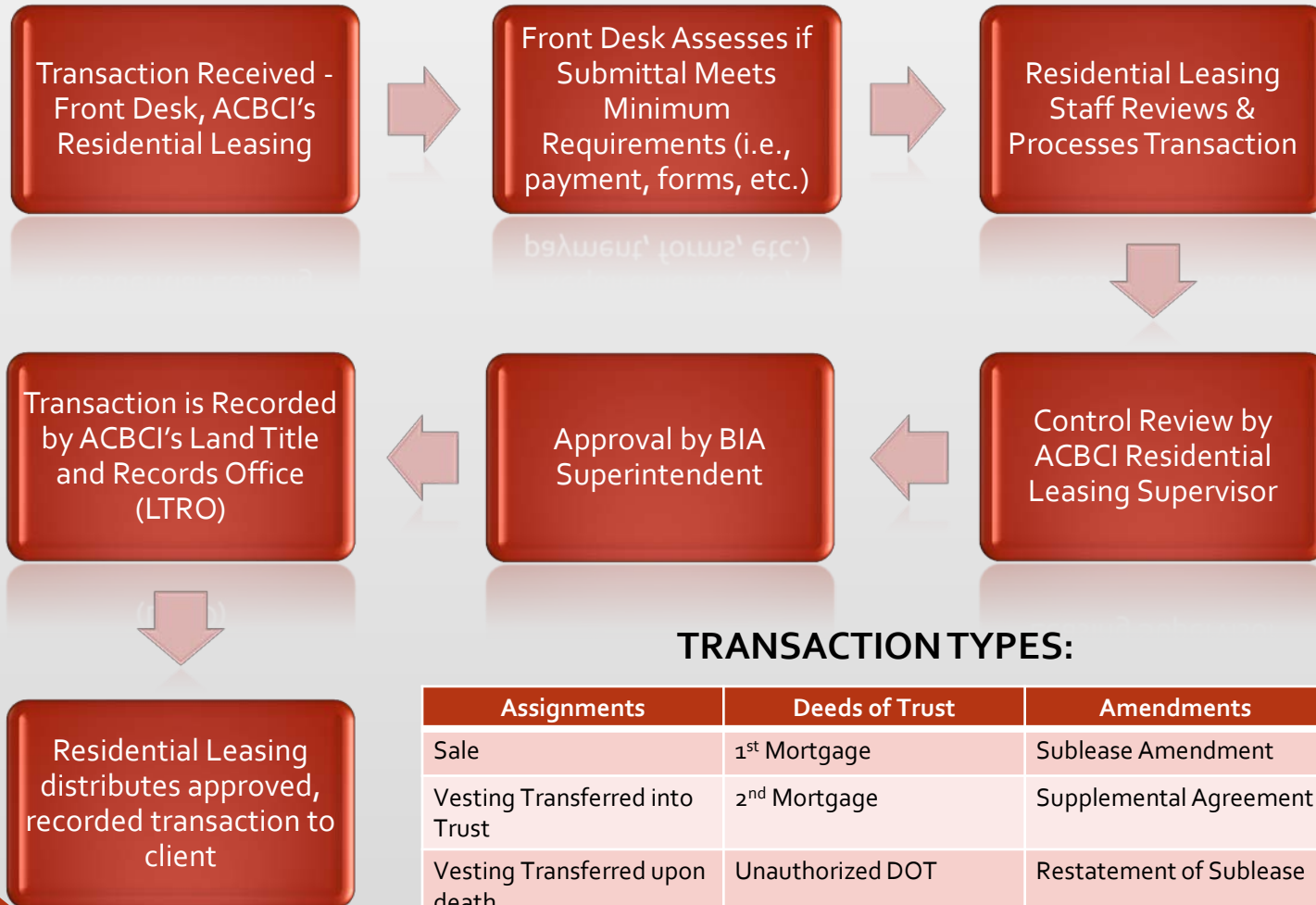
If allotted trust land is sold to a non-Indian, land status changes to Fee.

- BIA approval is required for transactions involving leasing of trust lands.
- Prior to BIA approval, Residential Leasing reviews transactions for compliance:
 - Applicable BIA Regulations at 25 CFR Part 162, Leases and Permits;
 - ACBCI policies.
- Together, the BIA and Residential Leasing ensure the integrity of Residential Lease Transactions on ACBCI's trust lands.

ORGANIZATIONAL STRUCTURE – ACBCI's Residential Leasing



OVERVIEW OF THE PROCESS

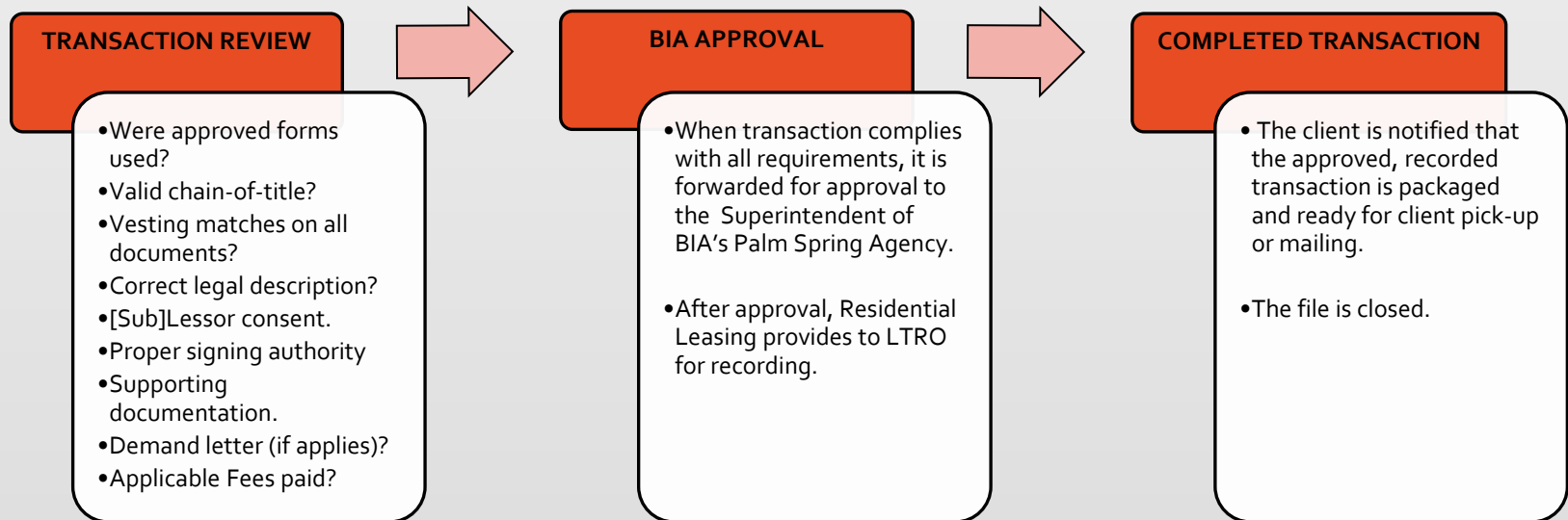


TRANSACTION TYPES:

Assignments	Deeds of Trust	Amendments
Sale	1 st Mortgage	Sublease Amendment
Vesting Transferred into Trust	2 nd Mortgage	Supplemental Agreement
Vesting Transferred upon death	Unauthorized DOT	Restatement of Sublease
Foreclosure		
Unauthorized transfers		

RESIDENTIAL LEASING

THE REVIEW AND APPROVAL PROCESS




RESIDENTIAL LEASING

A FEW WORDS ABOUT THE PROCESSING INSTRUCTIONS


- In general, the Processing Instructions provide guidance about:
 - General questions regarding documentation required to support approval of a transaction.
 - Standard processing time and RUSH service availability.
 - Payment of administrative and landowner fees.
 - Documents and number of originals required.
 - Format of Assignment, Acceptance and Agreement, and Consent forms (must be approved forms).
 - Certification of documents (escrow Instructions, DOTs, death certificates, etc.).
 - Required proof of signing authority (corporations, partnerships, trustee or successor trustee).
 - Notary public acknowledgments.
 - Specific documentation required for title transfers, encumbrances, or foreclosures.
- Residential Leasing reviews each transaction to ensure it complies with the Processing Instructions.

Residential Leasing's Processing Instructions

Effective January 12, 2015
Last Update April 14, 2016



RESIDENTIAL LEASING
3700A E. Tachevah Drive, Suite 203
Palm Springs, California 92262
(760) 416-3289 FAX (760) 416-3628



RESIDENTIAL LEASING INSTRUCTIONS
Approval is subject to 25 CFR § 162
REQUIRED DOCUMENTATION MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW AND APPROVAL PRIOR TO RECORDING IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE. WITHOUT PRIOR APPROVAL THE TRANSACTION IS INVALID.

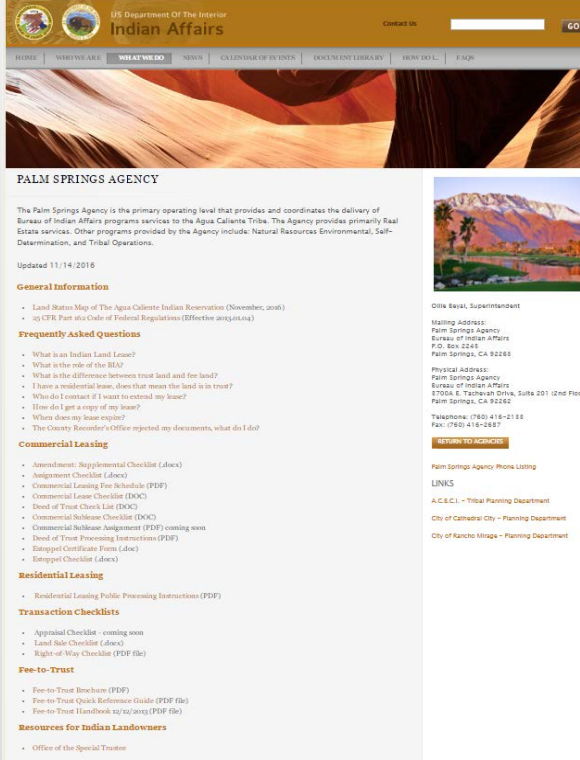
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Additional Documents EXHIBIT

Financing/Refinancing Checklist.....	A
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The screenshot shows the official website for the Bureau of Indian Affairs, Indian Affairs, Palm Springs Agency. The page includes a navigation menu, a search bar, and a main content area with the following sections:

- General Information:**
 - Land Status Map of The Agua Caliente Indian Reservation (November, 2006)
 - 25 CFR Part 250 Code of Federal Regulations (Effective 01/03/2014)
- Frequently Asked Questions:**
 - What is an Indian Land Lease?
 - What is the role of the BIA?
 - What is the difference between trust land and fee land?
 - I have a residential lease, does that mean the land is in trust?
 - Who do I contact if I want to extend my lease?
 - How do I get a copy of my lease?
 - When does my lease expire?
 - The County Recorder's Office rejected my documents, what do I do?
- Commercial Leasing:**
 - Amendment Supplemental Checklist (docx)
 - Judgment Checklist (docx)
 - Commercial Leasing Fee Schedule (PDF)
 - Commercial Lease Checklist (DOC)
 - Deed of Trust Check List (DOC)
 - Commercial Sublease Checklist (DOC)
 - Commercial Sublease Assignment (PDF) coming soon
 - Deed of Trust Processing Instructions (PDF)
 - Entirety Certificate Form (doc)
 - Entirety Checklist (docx)
- Residential Leasing:**
 - Residential Leasing Public Processing Instructions (PDF)
- Transaction Checklists:**
 - Appraisal Checklist - coming soon
 - Land Sale Checklist (docx)
 - Right-of-Way Checklist (PDF file)
- Fee-to-Trust:**
 - Fee-to-Trust Brochure (PDF)
 - Fee-to-Trust Quick Reference Guide (PDF file)
 - Fee-to-Trust Handbook for Landowners (PDF file)
- Resources for Indian Landowners:**
 - Office of the Special Trustee

Contact information for the Palm Springs Agency is provided, including the mailing address, physical address, and phone numbers.

<https://www.bia.gov/WhoWeAre/RegionalOffices/Pacific/WeAre/PalmSprings/index.htm>



Thank You