



AGREEMENT TO SELL PROPERTY

Fill out this page when the non-liquid resources you have are too much to get TennCare Medicaid. Non-liquid resources cannot be turned into cash within 20 days. And they are things like real property, some life insurance policies, livestock, cars, boats, or farm or business equipment. This page tells us if you can get Medicaid while you try to sell or cash out your resources. You may have up to 6 (six) months to sell or cash out personal property (*such as life insurance policies, livestock, cars, trucks or boats*) and up to 9 (nine) months to sell real property (*such as land or buildings*). (20 C.F.R. 416.1240 – 1245)

NAME:				
SSN:				
DESCRIPTION OF EACH RESOURCE (INCLUDE ADDRESS OR LOCATION)	NAME(S) OF OWNER(S)	PERCENT OF OWNERSHIP (%)	CURRENT MARKET VALUE (\$)	AMOUNT OWED ON RESOURCE, IF ANY (\$)
1.				
2.				

CONDITIONS OF AGREEMENT: My resources are worth too much to get TennCare Medicaid. I’m asking for conditional TennCare Medicaid until I can sell or cash out the resource(s) listed above at the current market value. I understand that conditional TennCare Medicaid is for a short period of time and only lasts until I’m able to sell or cash out my resources within the timeframe given. Once TennCare tells me this agreement is approved, I agree to take Reasonable Efforts to Sell or cash out the above resources (see page 2 for an explanation of Reasonable Efforts to Sell). I agree to sell the property once I have received a valid offer. A valid offer would be current market value. I also agree to tell TennCare within 10 (ten) days after I complete the sale of or cash out resources listed above.

I declare under penalty of perjury that I have read all the information on this page, and on any accompanying statements or pages, and it is true and correct to the best of my knowledge. This means that I could get in trouble if I know that anything on these pages is not true. I agree to quickly pay TennCare back for costs related to my coverage while I receive conditional TennCare Medicaid. These costs may include things like the care and medicine I received and the fees TennCare paid for me to have a health plan. I understand that the amount of money I pay TennCare back will not be more than the value of the property I own. Signatures of all owners of the resources are required.

SIGNATURE:		DATE:	
SIGNATURE:		DATE:	



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REASONABLE EFFORTS TO SELL

For real property, a reasonable effort to sell means taking steps to sell in the geographic area where the resource is located. Within 30 (thirty) days of signing this agreement, you must:

1. List the property with an agent; or
2. All of the following:
 - Begin continuously advertising in at least one of the appropriate local media (*such as newspapers*);
 - Place a “For Sale” sign on the property in clear public view;
 - Begin conducting “open houses” or show the property to interested parties on an ongoing basis; AND
 - Attempt any other methods of sale.

For personal property, a reasonable effort to sell means that you will take any action needed to sell or cash out the item.

You must send us proof that efforts to sell the property or cash it out started within 30 (thirty) days of signing this agreement. Proof may include, but is not limited to:

- A copy of the contract with real estate agent;
- A signed 3rd party statement; or
- A copy of property advertisement in local media.

TIME LIMITS FOR SELLING PROPERTY

Real Property (Houses, Land, etc.): you must sell the property within 9 (nine) months from the date this agreement is approved.

Personal Property: you must sell or cash out the property within 3 (three) months from the date this agreement is approved. An additional 3 (three) months may be allowed for good cause.

Tell TennCare right away if you find you’re not able to sell or cash out the property within this time limit.

GOOD CAUSE

You may have good cause for not selling or cashing out your personal property within 3 (three) months if the reason you couldn’t sell was beyond your control. Some good cause reasons might be:

- You made good faith efforts to sell the property, but no one offered to buy the property.
- You could not make good faith efforts to sell for reasons beyond your control.
- You had a valid offer, but the property didn’t sell.
- Escrow began, but closing didn’t happen in time.
- You became homebound or hospitalized for being sick or hurt, and no one else could help sell the property.
- A person that owns the property with you died and it took longer to sell.



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CURRENT MARKET VALUE

When you sign this agreement, you agree to sell the resources for current market value. This means the highest amount you can get by offering it on the open market. If you dispose (sell or give away) the resource for less than its current market value, TennCare will see what the current market value was, and you may lose your TennCare for a certain amount of time.

RECOUPMENT

Recoupment means to pay us back. When you sign this agreement, you agree to pay TennCare back for the costs related to TennCare benefits you received during conditional TennCare Medicaid. And you must pay us back when the property sells, is cashed out, or you are no longer following the terms of the agreement. These costs may include things like care and medicine received and fees TennCare paid for you to have a health plan. These costs can be recouped up to the value of the property for which the conditional assistance period was granted. For personal property, this time period may be up to 6 (six) months. For real property, this time period may be up to 9 (nine) months.

TELL TENNCARE

Tell TennCare as soon as you sell or cash out the property. Tell TennCare if you have trouble selling or cashing out the property or if you decide not to sell or cash out the property. You can call TennCare Connect at **855-259-0701** to tell us. Or you can mail or fax your information.

Mail it to:

TennCare Connect
P.O. Box 305240
Nashville, TN 37230-5240

Or Fax it to: 1-855-315-0669.

Be sure to keep the page that says your fax went through.