

Property Purchaser Application

For consideration to purchase a property owned by the Clinton County Land Reutilization Corporation (CCLRC) complete this pre-application and return it to the Clinton County Regional Planning Commission (CCRPC) Office. Application will **not** be processed if not completed in its entirety. Please review and read the **Improve Property Program Information**, available on the Land Bank's website, at www.Clintoncountylandbank.org. Call CCLRC with any questions you may have prior to submitting this application.

Contact Information

Name of applicant: _____

Name of corporation/business :(if applicable) _____

Mailing Address: _____

City, State, Zip: _____

Daytime Phone #: (____) _____ Email Address: _____

How did you hear about the Land Bank? *Internet Social Media News Word of Mouth Sign in Yard Other*

Property Information

Parcel ID # _____

Property Address _____

Additional Adjoining Parcel IDs # _____

Planned Use of Property

Occupy Sell Rent Land Contract Demo Side Yard

Other

If you checked "other" please briefly explain: _____

Project Financing

Please attach an explanation of how the purchased property and property renovations will be financed (Letter from Lender, Bank Statement, Line of Credit, etc.). The financing documentation **must** be in the applicant's name.

Amount of Offer: \$ _____

Estimated Cost of Construction/Renovation: \$ _____

Checklist for Application Packet:

1. Completed Property Purchaser Eligibility Form
2. Completed Property Request Form
3. Completed work plan including estimated rehab costs and timeline
4. Proof of financing for the purchase price, rehab costs, and 20% contingency
5. Review and sign Terms & Conditions (attached)

I understand that CCRPC staff will review my pre-application for property purchase, and contact me if any additional information is required.

Signature of Applicant

Date

Please allow at least **14 business days** for your application to be processed. This form is a statement of interest only, meaning there is no guarantee that CCLRC will transfer selected property. Please include a copy of your photo I.D. with application.

You may forward your information via email to:

staff@clintoncountyrpc.org

If you need assistance filling out the application please call: (937) 382-3582

Terms & Conditions

- The applicant must be current on all property taxes and have no current housing or zoning code violations.
- The applicant must be able to maintain the property in accordance with all local building, housing, and zoning codes.
- Once the property is available for purchase, the purchaser must fill out a Property Purchaser Pre-Application.
- If the Property Purchaser Pre-Application is approved, the applicant must meet with a representative of Clinton County Regional Planning Commission (CCRPC) to go over the inspection that was completed on the property.
- Purchase Agreement must be signed within 3 business days from notification of an accepted application, unless otherwise specified by a CCRPC representative.
- Purchasers must provide documentation that shows that they have the ability to finance the cost of acquisition and renovations.
- The CCLRC holds the right to request reference at their discretion. If requested references must be provided within 5 business days of the request.
- All properties are sold in an “**AS IS**” and “**WHERE IS**” condition with no warranty or representations by Clinton County Regional Planning Commission and/or the Clinton County Land Reutilization Corporation. Purchasers must carefully inspect the properties.
 - CCLRC does not test the chemical composition of the water supply in any home. In many older homes, tap water plumbing may contain elements of lead, and water supplies in these homes may also contain lead. Because the Land Bank has not tested this home for the presence or absence of lead or any other contaminants, it makes no claim about such presence or absence. Buyers are responsible for the quality of water in the home and all tests, remediation, or repairs are to be taken on by the buyer at the buyer's expense.
 - CCLRC does not test or inspect septic or well systems. However, as part of any Purchase Agreement between a buyer and the Land Bank for a home that treats waste water by septic system, you will be required to ensure the septic system operates in full compliance with State of Ohio and local regulations. Please be aware that for many homes running on septic systems, after a short period of disuse, failure

- of some or all parts of the system is possible. It is the buyer's responsibility for any cost of repair, replacement, inspections, and/or permits of the septic system as part of any Purchase Agreement you may enter into with the Land Bank
- The applicant is required to submit a work plan that should include an identified scope of work with cost estimates for labor and materials, a project timeline, and proof of available financing.
- Purchasers agree to rehabilitate the property, at a minimum, according to the assessment report provided by the Clinton County Land Reutilization Corporation. The assessment report only provides general renovation specifications and should not be the sole source from which Purchasers develop a work plan. Additionally, CCLRC reserves the right to require renovation work, in addition to that identified in the assessment report.
- The property must meet local building code requirements at the completion of the rehabilitation project. The assessment report **DOES NOT** address local building code requirements; this must be coordinated by the purchaser with the local building department.
- The purchaser is responsible for coordination with the appropriate building department for the jurisdiction the property is located in. This includes permits, completing rehab work, and inspection sign offs. The purchaser is responsible for providing copies of permits and sign offs to CCRPC. The purchaser must also provide CCRPC a copy of the Certificate of Occupancy upon completion of work.
- Properties with septic systems must meet approval of the Clinton County Health Department specifications and follow all regulations and timelines set forth by the department.
- All costs associated with labor, material, supplies, etc. are the sole financial responsibility of the purchaser.
- The purchaser is responsible for turning on, maintaining, and paying for all utilities used at the property after the purchase agreement is signed.
- All projects are subject to a minimum of three inspections. The first at the halfway point of the project, the second a maximum of 30 days before the close of the project, and a final inspection after the property has a certificate of occupancy and building department inspection sign offs.
- The CCLRC may conduct additional inspections of the property as needed with a 24 hour notice to the purchaser.

- The purchaser must immediately obtain adequate hazard and liability insurance. Absolutely NO work may commence until the property insurance is in effect. CCLRC shall be the named insured until the deed has been transferred. The insurance must be maintained for the duration of the purchase agreement terms.
- The CCLRC highly recommends the purchaser obtains adequate insurance to protect their investments in the property.

By Signing Below, I agree that I have read and accept the Terms and Conditions, as stated above

Applicant

Date

Applicant

Date