



## Hamilton County Landbank Property Acquisition Application Residential Home (1-3 Units) Development Program

### Basic Disposition Requirements:

- A. The Applicant must plan on rehabilitating a 1-3 unit residential structure, newly constructing a 1-3 unit home on a residential lot, or incorporating a vacant residential lot into an ongoing or planned 1-3 unit home development.
- B. Applicant must have the capacity to undertake the redevelopment of the property.
- C. If the subject property is in an area where we have a neighborhood-based development partner, the Landbank will solicit input from the partner when making its decision.

### Applicant Eligibility:

An applicant must satisfy each of the following requirements. If the Applicant is an entity, then "Applicant" shall include the entity as well as any individual that is a principal or majority shareholder of the entity.

Upon submittal of a complete application, the Applicant will be screened for the following:

- A. The Applicant does not own any real property with outstanding orders for the violation of state and/or local property codes.
- B. The Applicant does not have a history of owning real property in a chronic nuisance state, except if such state may be attributed solely to a prior owner.
- C. The Applicant has not been the subject of criminal/civil prosecution for property maintenance code infractions within the last five years.
- D. The Applicant does not own real property that is in a tax delinquent status.
- E. The Applicant was not the owner of real property on which any foreclosure filing has commenced within the last five years.
- F. The Applicant is a resident of Hamilton County or, alternatively, the Applicant has designated a local agent authorized to accept service of process on behalf of the Applicant.
- G. If the Applicant is an entity, then the entity is properly registered with the State of Ohio.

### General Terms of Sale:

- A. Purchase Price: This will be based off the Price shown on the Landbank's website for each property. These prices were developed using market research as well as analysis of each property's viability for redevelopment and considers the total investment made by the Landbank to date. All prices are preliminary and subject to change. Final Sale price will be determined based on proposed use, location, surrounding property values, condition of the property, and proposed project timeline.
- B. Redevelopment Terms: All purchasers will be contractually required to develop the proposed project within specific time frames.
- C. Maintenance: The purchaser must maintain the property during and after the redevelopment.
- D. Property Taxes: The purchaser must agree to timely pay all property taxes that become due after the transfer.
- E. The purchaser agrees to accept the property *as is* in its condition at the time of sale.



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**A. APPLICANT INFORMATION**

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2. Applicant Name: \_\_\_\_\_

Contact person, if applicant is a company or non-profit: \_\_\_\_\_

Applicant Address: \_\_\_\_\_

E-mail: \_\_\_\_\_ Phone: \_\_\_\_\_

3. Which property are you applying for?

Address: \_\_\_\_\_

Parcel ID: \_\_\_\_\_

4. Please list the address and/or parcel numbers of all property in Hamilton County that the Applicant currently owns or has owned in the last three years:

_____	_____
_____	_____
_____	_____

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**B. 1-3 UNIT RESIDENTIAL REHABILITATION AND RESIDENTIAL LOT REDEVELOPMENT**

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Will you be hiring a builder?

\_\_\_ Yes; if so, who: \_\_\_\_\_

\_\_\_ No

Do you have prior new construction experience?

\_\_\_ Yes; if so, explain: \_\_\_\_\_

\_\_\_ No

Do you have prior rehabilitation experience?

\_\_\_ Yes; if so, explain: \_\_\_\_\_

\_\_\_ No

Do you have prior general contracting experience?

\_\_\_ Yes; if so, explain: \_\_\_\_\_

\_\_\_ No

Do you have any other relevant residential new construction or rehabilitation experience?

\_\_\_ Yes; if so, explain: \_\_\_\_\_

\_\_\_ No



1. Project Type:

- Rehabilitation of a 1-3 unit residential structure.
- New construction of a 1-3 unit residential home on a vacant lot.
- Incorporating a vacant residential lot into an ongoing or planned residential development.

2. Details of Redevelopment

A. Describe your intended scope of work. **Please note: Most applicants have not seen the inside of the property when they fill out an application, so these will be your best guesses based on any information you have about the property or the typical condition of similar buildings.** If your application is approved, you will have the opportunity to go through the building with any contractors and inspectors you hire to determine whether you wish to acquire the property in its current condition.

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B. How long do you estimate the rehab to take? \_\_\_\_\_

C. Who will perform the work? Please list the names of any known or likely contractors or subcontractors, and their contact information, if you will not perform all the work yourself.

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D. Cost and Financing of the Redevelopment

Estimate your constructions costs in the following table. You will have an opportunity to refine these estimates once you have viewed the property, if your application is approved.

Category	Estimated Cost	Description	Who Is Completing the Work? (Self or Contractor Name)
Acquisition Price		<i>Purchase price will be negotiated between Landbank and Buyer</i>	
Appliances			
Basement			
Bath Finishing/Accessories			
Cabinetry			
Carpet			
Closet Systems			
Contractor Profit			
Countertops			
Deck/Front Porch			
Demolition			
Drywall/Plaster			
Electric			
Electric - Fixture Allowance			
Exterior Doors			
Exterior Painting			
Fireplace Allowance			
Flooring			
Foundation			
Framing			
Framing Materials			
HVAC			



Insulation			
Interior Carpentry			
Interior Demolition			
Interior Doors			
Interior Finishing/Trim			
Interior Painting			
Kitchen Finishing			
Masonry/Concrete			
Miscellaneous			
Permits			
Plumbing			
Plumbing fixtures & allowance			
Roofing			
Siding, Soffits, Metal Work			
Termite			
Windows			
Other (Specify)			
Other (Specify)			
Other (Specify)			
Other (Specify)			
Other (Specify)			
Other (Specify)			
Other (Specify)			
<b>Total Estimated Cost of Construction</b>			



E. To show your proof of funds, **please attach one or more of the following:** 1) a recent pay stub, 2) a recent bank statement, or 3) a loan pre-approval letter if you already have financing in place. If you will seek financing, please let us know.

3. Intended use of the redeveloped property:

- Applicant will occupy the redeveloped property.
- Applicant will sell the redeveloped property.
- Applicant will lease the redeveloped property.

If you intend to sell or lease the redeveloped property, what purchase price or rent do you expect to receive? \_\_\_\_\_

4. If your application is approved, what name(s) do you want on the deed?

\_\_\_\_\_

**The undersigned agrees to the required terms of this application and attests that this application is submitted with proper authority and the information contained herein is true, accurate and complete.**

Applicant:

\_\_\_\_\_  
Print or Type Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

**Submission:**

Please send completed applications to the HCLRC at [applications@cincinnatiport.org](mailto:applications@cincinnatiport.org) OR via mail to: Hamilton County Land Reutilization Corporation, Attn: Applications, 3 East 4<sup>th</sup> Street, Suite 300, Cincinnati, OH 45202.