

Hamilton County Landbank Property Acquisition Application

Single Family Home Development Program

APPLICANT INFORMATION

1. Applicant Name:				
Contact person, if applicant is a company or non-profit:				
Applicant Address:				
E-mail:	Phone:			
2. Which property are you applying for	?			
Address:				
Parcel ID:				

APPLICANT ELIGIBILITY

In order to purchase property or take control of property for purposes of development or rehabilitation, an applicant must satisfy each of the following requirements. For purposes of this application, if the named applicant is an individual, then "Applicant" shall include the individual as well as any entity within which the applicant is a principal or a majority shareholder; 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.

3. By initialing each statement, the Applicant represents and warrants to the Hamilton County Land Reutilization Corporation that the corresponding statement is true and accurate:

A. The Applicant does not own any real property with outstanding orders for the violation of state and/or local property codes. Applicant Initials: _____

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. Applicant Initials:

C. The Applicant has not been the subject of criminal/civil prosecution for property maintenance code infractions within the last five years. Applicant Initials: _____

D. The Applicant does not own real property that is in a tax delinquent status. Applicant Initials: ______



E. The Applicant was not the owner of real property on which any foreclosure filing has been commenced within the last five years. ApplicantInitials: _____

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. Applicant Initials: ______

G. If the Applicant is an entity, then the entity is properly registered with the State of Ohio. Applicant Initials: _____

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:

SINGLE-FAMILY REHABILITATION AND RESIDENTIAL LOT REDEVELOPMENT

Basic Disposition Requirements:

A. Applicant must have the capacity to undertake the redevelopment of the property.

B. The property must be a vacant, residential lot or a single-family structure.

C. The Applicant must plan on rehabilitating a single-family structure, newly constructing a single-family home on a residential lot, or incorporating a vacant residential lot into an ongoing or planned single-family home development.

D. The property must be on the HCLRC's available properties list, available at www.hamiltoncountylandbank.org.

E. If the subject property is in an area where we have a neighborhood-based development partner, then the project must generally be approved by the applicable partner. The Landbank will solicit input from the partner when making its decision.



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. A lower offer price will only be considered if the applicant can demonstrate how a price reduction would increase the beneficial economic impact of the proposed project.

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.

YOUR EXPERIENCE

Tell us about your experience rehabbing or developing single-family properties. Include an attachment if you need more space. Please include specific addresses, a description of projects, the type of tasks you have completed (roofing, hanging drywall, refinishing floors, etc.), and photographs of past projects if you have them. Did you pull permits for this work? If you have used or will use contractors rather than completing all the work yourself, tell us the scope of work for which you have hired or will hire contractors.





Tell us about your project, including your plan for financing the improvements. Include an attachment if you need more space.

1. Project Type:

Rehabilitation of a single-family structure.

New construction of a single-family home on a vacant lot.

Incorporating a vacant residential lot into an ongoing or planned single-family home development.

2. Details of Redevelopment

A. Describe your intended scope of work. Do you believe the property needs a new roof? Will you paint, install new floors, install new appliances, tuckpoint, landscape? Will this work need to be permitted? **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.





B. How long do you estimate the rehab to take? What variables may lengthen the process?

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.



3. Cost and Financing of the Redevelopment

A. 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
Acquisition Price		Purchase price will be negotiated between Landbank and Buyer
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		



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



B. If you will pay for the project with cash on hand, please include a recent bank statement showing the funds you will use. If you will pay for the project with anything other than cash on hand, please include whatever details you have about how you intend to finance the property. If you will self-pay as you go, please include a recent pay stub. If you will seek financing let us know, and if you already have financing in place, attach your loan pre-approval letter.

4. 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?

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

PARTNERS/COMMUNITY SUPPORT

If you will be working with any partners, neighborhood groups, non-profits, or neighbors on this project, tell us about who you will be working with and how.



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 <u>applications@cincinnatiport.org</u> OR via mail to: Hamilton County Land Reutilization Corporation, Attn: Applications, 3 East 4th Street, Suite 300, Cincinnati, OH 45202.