

LIMA LAND BANK APPLICATION

CITY OF LIMA, OHIO

(REV. 10/6/2022)

Thank you for your interest in purchasing a property from the city of Lima's Land Acquisition and Neighborhood Development (LAND) Bank Program.

The Lima LAND Bank Program was authorized by Ordinance 13-00 on January 23, 2000 and subsequently amended by Ordinance 143-05 on July 25, 2005 and is authorized by ORC 5722. The purpose of the Lima LAND Bank Program is to take tax delinquent "non-productive" lands within the corporation limits of the City of Lima and return them to a tax generating status.

It is important that your application is complete and that you understand the requirements associated with LAND Bank properties. Please read this application carefully and acknowledge each of the items below by placing a checkmark (✓) in the box next to each item.

Our staff is available to assist with this application. Should you have any questions, please do not hesitate to contact us at 419-221-5147 or via email at laurel.mcgee@cityhall.lima.oh.us, or by mail at Lima LAND Bank Program Department of Housing & Neighborhoods, 50 Town Square, Lima, Ohio 45801.

Please review the following items and verify your understanding by signing on the next page.

- I understand that back taxes, outstanding code violations, unresolved foreclosures, and a previous history of bankruptcy and/or foreclosure in the past 5 years on any property I own would mean that my application or purchase cannot proceed until such time as those issues are resolved.
- I understand that all LAND Bank properties are sold in "as is" condition and no warranties are made regarding property condition.
- I understand that pricing will be recommended by the LAND Bank Committee and approved by the Mayor. The **minimum** purchase price for any property acquired through the LAND Bank is \$400.00, plus a recording fee of \$42.00, for total cost of \$442.00 (effective as of 1/1/2022 and subject to change). This fee solely covers the costs related to foreclosure filing, publication, and service. Pricing for non-residential and residential side lots in excess of 10,000 square feet will be determined by the LAND Committee with final approval by the Mayor.
- If two or more qualified side lot end users have applied for this parcel under the Side Lot Program, the LAND Bank will split the lot among the end users in as equitable manner as possible.
- The Buyer, at its sole discretion, may incur certain additional closing costs associated with the purchase of a property that may include, but not be limited to:
 - Buyer's Attorney's fees
 - Surveys
 - Title insurance
 - Inspections, reports or testing requested by the buyer

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- I understand the aforementioned fees, taxes and other costs of closing will be included on a statement of sale for my review prior to closing. The projected fees, taxes and other closing costs are good faith estimates and are subject to change at closing.

Example: Purchaser shall receive a HUD-1 closing statement for their review. All fees, taxes and other costs that are their responsibility will be listed on the closing statement. Any discrepancies need to be addressed by the purchaser prior to closing.

- I understand that Lot Consolidation will be required, meaning that the acquired side-lot properties must be merged with property already owned by the applicant.

Example: Purchaser must complete the Property Consolidation Form and agree to parcel combination in the Conditional Purchase Agreement. This form will be filed with the Allen County Tax Map Department as part of the application process by the LAND program. This ensures that properties are not purchased for speculative purposes and that properties will be returned to active use in a timely manner.

- I understand that a mortgage may be filed requiring the buyer to comply with certain project timelines, generally as presented by the applicant in their application or as defined by the Committee.

Example: An applicant states that they plan to erect a privacy fence, and grade and seed the lot within six (6) months. The plan and timeline will be included in the Conditional Purchase Agreement.

I, _____, have read and understand the above information.

Signature (Applicant)

Date

Signature (Co-Applicant)

Date

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RESIDENTIAL "SIDE LOT" PURCHASE APPLICATION

I. PURCHASER

Applicant:

Printed Name

Application Date

Street Address (no PO Box)

City

State

Zip

Phone No.

Email Address

Co-Applicant:

Printed Name

Application Date

Street Address (no PO Box)

City

State

Zip

Phone No.

Email Address

II. PROPERTY

List the address and Permanent Parcel number of the property you are interested in purchasing and the intended use.

Street Address (no PO Box)

City

State

Zip

Permanent Parcel Number

(The parcel number may be obtained from the Allen County Auditor's website at <http://allencountyohpropertytax.com/home.aspx>)

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III. PLAN

Describe what you plan to do with the lot. Attach a separate sheet(s) with a written description and sketch of the proposed use of the lot.

Check the appropriate boxes for the side lot plan:

- | | |
|--------------------------------------|--|
| <input type="checkbox"/> Fence | <input type="checkbox"/> Deck/Patio |
| <input type="checkbox"/> Landscaping | <input type="checkbox"/> Garage |
| <input type="checkbox"/> Garden | <input type="checkbox"/> Other (explain) _____ |
| <input type="checkbox"/> Driveway | _____ |

IV. ATTACHMENTS

1. Income Tax Certification-Applicants must be in good standing with the city of Lima's Income Tax Department. Complete the attached Tax Certification Form and return with this application.
2. Copy of the applicant's photo ID
3. Copy of deed to property owned adjacent to requested property

V. SIGNATURE

I/We understand that this application is the beginning of the process and further documentation and review may be required. The submittal of this application does not guarantee transfer of property; all sales are subject to approval by the City of Lima LAND Reutilization Committee and the Mayor.

Signature (Applicant)

Date

Name (typed or printed)

Signature (Co-Applicant)

Date

Name (typed or printed)

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PROPERTY BUDGET FORM

Cost of Property	\$ 400.00	Financing (provide details if applicable)
	\$	
	\$	
	\$	
	\$	
	\$	
Total Renovation Costs	\$	Financial Institution _____
Closing Costs		Loan Amount \$ _____
Recording Fees	\$ 42.00	Terms of Interest Rate _____ # Years _____
	\$	Loan _____
Total Closing Costs	\$	Loan Type _____
		(FHA Rehabilitation, 203K, etc.)
Total Project Costs	\$ 442.00	Other sources of funds to be used in this transaction
Expected timeline for project completion:		(please be specific):
Signature _____		Date _____

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Please provide a drawing of the improvements to the property you would like to make to the property. If you have other site plans or drawings, please include those in the place of this form.

****Note-any improvements made prior to the transfer of the property are at the applicants own risk.**

Site Plan/Layout

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Department of Housing & Neighborhoods

Lima LAND Bank

City Income Tax Information Form

INTERESTED PARTY INFORMATION

- If purchasing as an individual, complete section I.
- If purchasing as a corporation, non-profit, LLC or other entity, complete section II.
- If purchasing as a non-profit organization, complete section III.

I. APPLICANT/INDIVIDUAL

Name: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Phone #: _____ Cell Phone #: _____

SSN: _____ DOB ____/____/____

Employer: _____

Applicant Signature: _____

Spouse Name: _____

SSN: _____ DOB ____/____/____

Employer: _____

Spouse Signature: _____

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II. APPLICANT/CORPORATION or LLC

Name of Company: _____

Owner/Members Names: _____
(Please attach listing of owners or members)

Address: _____

City: _____ State: _____ Zip Code: _____

Phone #: _____ Cell Phone #: _____

EIN #: _____

Signature of authorized owner or member:

III. APPLICANT/NONPROFIT

Name of Non-profit organization: _____

Board Members (Please attach board member list and 501c3 IRS certification letter):

Address: _____

City: _____ State: _____ Zip Code: _____

Phone #: _____ Cell Phone #: _____

EIN #: _____

Signature of authorized executive or board member:

Please direct any questions to the Lima LAND Bank at 419-221-5147

(For city use ONLY):

CITY OF LIMA INCOME TAX DEPARTMENT

Approved _____

Rejected _____

Taxation Supervisor: _____

Date of review: ____/____/____

Return This Form To: Department of Housing & Neighborhoods
50 Town Square
Lima OH 45801
Attn: Lima LAND Bank