

GRAND RAPIDS LAND BANK AUTHORITY

Property Application

Thank you for your interest in property owned by the Grand Rapids Land Bank Authority (GRLBA). The mission of the GRLBA is to create positive economic outcomes in the City by acting as a conduit to ensure quality land management of vacant, abandoned, foreclosed, blighted or otherwise unproductive real property to support best and highest uses in cooperation with private organizations and individuals.

Instructions:

1. Submit the following on the GRLBA property website:
 - Completed Property Application.
 - Proof of paid summer and winter property taxes for all property in Michigan owned by the applicant and co-applicant.
 - Narrative documenting level of experience or capability indicating the ability to successfully complete the proposed project, or support from an organization that will assist in the completion of the proposed project.
 - Current photos of the GRLBA property acknowledging all GRLBA property is sold “as-is”.
 - A complete proposed plan for the GRLBA property including a detailed budget.
 - Notarized Affidavit of Identity.
2. Additional supporting documents are required if the application is from any entity other than an individual. Please read **“INFORMATION REQUIRED TO COMPLETE MY APPLICATION”**.
3. If a co-applicant’s name will appear on the Quit Claim Deed, both parties must sign the application.
4. Upon receipt of a completed application and all required documentation, the GRLBA will complete its review and notify the applicant whether the application is approved or declined.
5. If an application is approved, the GRLBA will send the applicant an acceptance letter, invoice for payment, and forms to process the deed and property transfer.
6. Once the GRLBA has received payment and all required documents, a Quit Claim Deed conveying the property to the applicant will be executed and sent to the Kent County Register of Deeds for recording on the applicant’s behalf. The GRLBA will mail the applicant the recorded Quit Claim Deed upon receipt from the county.

*The GRLBA reserves the right to remove any property from its for-sale inventory at any time.

The GRLBA will not consider incomplete applications. Please fill out this application completely and include the additional supporting documentation.

Thank you for your interest in Grand Rapids Land Bank Authority property. This application is an offer to purchase property owned by the Grand Rapids Land Bank Authority (GRLBA). If the applicant’s offer is approved, a \$75 processing fee will be assessed for each parcel to be conveyed.

If you have any further questions, feel free to contact us at (616) 456-3431.

Property Application

Applying as: (Please read "INFORMATION REQUIRED TO COMPLETE MY APPLICATION")

- ☐ **INDIVIDUAL**
- ☐ GOVERNMENT ENTITY OR MUNICIPAL CORPORATION
- ☐ CORPORATION (INCLUDING LIMITED LIABILITY COMPANY OR CORPORATION)
- ☐ NON-PROFIT CORPORATION
- ☐ TRUST ENTITY
- ☐ ASSOCIATION

Applicant Information

Mx. / Mr. / Mrs. / Ms. **Name:** _____

Co-Applicant Name (if applicable): _____

Street Address: _____

City: _____ **State:** _____ **Zip Code:** _____

Phone Number: _____ **E-mail Address:** _____

SIDE LOT APPLICATION

Please note: Government Entities, Municipal Corporations, Corporations, Limited Liability Companies, Non-Profit Corporations, Trust Entities, and Associations are not eligible to purchase a GRLBA property as a Side Lot.

- ☐ I am applying to purchase the GRLBA property as a **SIDE LOT**, and I agree to provide the additional information with this application:
- ☐ Proof of ownership of the adjacent property (copy of recorded deed or copy of mortgage papers)
 - ☐ Proof of Principal Residence Exemption (formerly Homestead Exemption)

The GRLBA will not consider your application for a SIDE LOT unless you provide all required information. Please initial the following lines as appropriate. If you answer "No" to any statement your application will not be considered.

___Yes___No The property is a vacant and unimproved lot.

___Yes___No I own and occupy a house adjacent to the property as my principal residence.

Property Information

Property Address(es): _____ City: _____

Parcel Number(s): _____

I offer to purchase the property for \$ _____

Please DO NOT send payment with your application.

Property Application

The GRLBA will not consider an application unless the applicant provides all required information. Please initial the following lines as appropriate. If you answer "No" to any statement, the application will not be considered.

___Yes ___No All property taxes on property I own in the City of Grand Rapids are current and paid in full.

___Yes ___No I agree that the GRLBA may decline my offer to acquire this property for any reason.

___Yes ___No I agree that if my offer is approved, I will return the purchase price and required documents within 14 days from the date I receive the acceptance letter, or the GRLBA may revoke its approval.

___Yes ___No If my offer is approved, I authorize the GRLBA to record the Quit Claim Deed on my behalf and such recording will constitute delivery and my acceptance of the Quit Claim Deed.

Purchaser's Certification

I HEREBY CERTIFY THAT:

1. I am not in default of property taxes payable to any governmental taxing unit. I understand that the GRLBA may verify my tax status.
2. All of the copies of materials submitted with this application are complete, accurate and current.
3. I will maintain the property in accordance with all land use, zoning and property maintenance laws and ordinances.
4. I will pay all costs, fees, liens, taxes, and assessments associated with the property, the closing of this transaction and any future related transactional costs.
5. I agree that the GRLBA may decline my offer to acquire this property for any reason and at any time.
6. I agree that if my offer is approved, I will return the purchase price and any required documents within 14 days from the date I receive the acceptance letter, or the GRLBA may revoke its approval.
7. I agree that if my offer is accepted, I authorize the GRLBA to record the Quit Claim Deed on my behalf and such recording will constitute delivery and my acceptance of the Quit Claim Deed.
8. I agree that the GRLBA may remove any property at any time from its for-sale inventory.

I certify that I have read, understand and agree to be bound by all terms of this entire application, including the additional terms on the next page. I further certify that all of the statements set forth in this application are complete and true.

Applicant Signature: _____ Date: _____

Co-Applicant Signature: _____ Date: _____

Property Application

Additional Terms

The City of Grand Rapids, its departments, the Grand Rapids Land Bank Authority (GRLBA), officers, employees, contractors, and agents, make no warranty or representation as to the status or condition of title on any of the properties conveyed by the GRLBA. The applicant assumes all responsibility to search and, if necessary, clear title to the properties. The applicant is encouraged to obtain a title insurance policy for each property and to obtain legal or other technical advice in order to search and clear title to any property.

The City of Grand Rapids, its departments, the Grand Rapids Land Bank Authority (GRLBA), officers, employees, contractors, and agents, make no warranty or representation as to the presence or absence of any hazardous substance or hazardous waste on any property conveyed by the GRLBA. All properties are sold "as is." The City of Grand Rapids, its departments, the Grand Rapids Land Bank Authority (GRLBA), officers, employees, contractors, and agents, make no warranty or representation as to the environmental condition of any of the properties or any of the structures or improvements located on any property. The applicant assumes all responsibility to investigate, and if necessary remediate, the environmental condition of any property. The applicant is encouraged to obtain technical advice in order to investigate, and if necessary remediate, the environmental condition of any property.

The City of Grand Rapids, its departments, the Grand Rapids Land Bank Authority (GRLBA), officers, employees, contractors, and agents, make no warranty or representation as to the physical condition of any property or any structures or improvements located on any property conveyed by the GRLBA. The applicant assumes all responsibility to investigate, and if necessary repair the physical condition of any property or of any structures or improvements located on any property. The applicant is encouraged to obtain technical advice in order to investigate, and if necessary repair, the physical condition of any property or of any structures or improvements located on any property.

The City of Grand Rapids, its departments, the Grand Rapids Land Bank Authority (GRLBA), officers, employees, contractors, and agents comply with the Elliott-Larson Civil Rights Act, 1976 PA 453, the Persons with Disabilities Civil Rights Act, 1976 PA 220, and all other federal, state, and local fair employment practices and equal opportunity laws and do not discriminate based on religion, race, color, sexual orientation, national origin, age, gender identity, gender, height, weight, or physical or mental disability, or martial status.

In addition to the sale price of said property, the applicant will be required to pay all costs and fees associated with this transaction, as determined by the GRLBA.

The purchaser will receive a Quit Claim Deed from the GRLBA. The property will be conveyed, "as is", with no title insurance subject to easements, encumbrances, and restrictions. **The purchaser will assume responsibility for the property upon the recording of the Quit Claim Deed and may incur delinquent tax and/or water liabilities.** The Quit Claim Deed does not warrant title and may be subject to redemption rights (that right which allows a former owner of a tax reverted property to invoke a legal claim, to reclaim forfeited property by paying delinquent taxes, fees and/or costs).

I understand that the property may have substantial physical, environmental, and legal (title) defects. I understand that I am assuming the risk for any defects in or liens on the property. No one from or on behalf of the City of Grand Rapids, its departments, the Grand Rapids Land Bank Authority (GRLBA), officers, employees, contractors, and agents has made any statements, promises, representations, or warranties, expressed or implied, as to the condition of the property or title to the property. I acknowledge that I am proceeding at my own risk. I hereby release, waive, discharge, and covenant to hold harmless the City of Grand Rapids, its departments, the Grand Rapids Land Bank Authority (GRLBA), officers, employees, contractors, and agents,, from all liability regarding the condition of the property, whether environmental, physical, legal (title), or otherwise.

I certify that I have read, understand, and agree to be bound by all terms of this entire application. I further certify that all of the statements set forth in this application are complete and true.

Applicant Signature: _____ Date: _____

Co-Applicant Signature: _____ Date: _____