



# LAWRENCE COUNTY LAND REUTILIZATION CORPORATION

## PROPERTY BID AND APPLICATION

For consideration in purchasing a property owned by the Lawrence County Land Reutilization Corporation, complete this bid form and return the original form to the Land Bank by mail or personal delivery to 327 Vernon Street Ironton, Ohio 45638. Bids will *not* be processed if not completed in their *entirety*.

### CONTACT INFORMATION

Name of applicant(s): \_\_\_\_\_

Mailing address: \_\_\_\_\_

Physical address if different from mailing address: \_\_\_\_\_

Contact Number: \_\_\_\_\_ Contact Number: \_\_\_\_\_

Email address: \_\_\_\_\_

Name of corporation/business (if applicable) \_\_\_\_\_

### PROPERTY INFORMATION (for which applicant intends to bid)

Bid Amount applicable to the real property only: \$ \_\_\_\_\_

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

Parcel Number (s): \_\_\_\_\_

### PLANNED USE OF PROPERTY (initial)

\_\_\_\_\_ Single Family Owner-Occupancy \_\_\_\_\_ Single Family Non-Owner Occupancy \_\_\_\_\_ Multi-Family \_\_\_\_\_ Apartments  
\_\_\_\_\_ Parking Lot \_\_\_\_\_ Business \_\_\_\_\_ Storage Units \_\_\_\_\_ Extend Existing Property (Vacant Lot Only) \_\_\_\_\_ Other (please explain)

Applicant(s) brief explanation of plans for the property and how it will benefit Lawrence County:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### COMMITMENTS (initial if applicable and N/A if non-applicable)

\_\_\_\_\_ Applicant will provide the Land Bank with construction plans, diagrams, drawings, or blueprints for any new home or structure.

\_\_\_\_\_ Applicant in the event, the purchaser is only buying a property for demolition purpose. The deed with the LCLRC will place a right of reversion on the property and when the demolition is finished and deemed appropriate an affidavit will be recorded removing the right of reversion.



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\_\_\_\_\_ Applicant understands in the event, the purchaser has fluid cash for purchase or requires financial funding from bank, mortgage company, or lending institution, the LCLRC will attach a mortgage to the land while you are meeting those commitments. You will be required to provide LCLRC with a certificate of occupancy once construction is finished. Once, you provide the Certificate and meet all other commitments to the Land Bank, LCLRC will release the Mortgage. After, all is done, you will have a great home, and the neighborhood will benefit, from your efforts.

### Applicant must answer **yes** or **no** to the following:

\_\_\_\_\_ Applicant is aware, any unpaid real property taxes, either in their personal or corporation/business names, prohibit this bid from eligibility.

\_\_\_\_\_ Applicant has received and read a copy of the restrictive covenants.

\_\_\_\_\_ Applicant declares this property is intended for residential use.

\_\_\_\_\_ Applicant declares this property is intended for commercial use.

\_\_\_\_\_ Applicant declares this is intended as an investment property.

\_\_\_\_\_ Applicant declares this for immediate development. (12 months or less)

\_\_\_\_\_ Applicant can provide verification of their financial capability to complete the purchase of the property, either at the time of their bid or within 14 days of the property being awarded.

\_\_\_\_\_ Applicant declares funding source will be secured for a mobile home, modular home, new build construction, landscaping, etc. Name of lending institution financing the structure \_\_\_\_\_

\_\_\_\_\_ Applicant declares they can provide pre-approval and pre-qualification letter when financing from lending institution.

\_\_\_\_\_ Applicant understands when placing and installing a mobile home or modular home the structure must be on permanent foundation. The tongue and axle must be removed. The home must become real property not personal property.

\_\_\_\_\_ Applicant understands, it is the Lawrence County Land Reutilization Corporation's intent that properties be awarded on the basis of best bid and it is the LCLRC's sole discretion to determine what constitutes best bid.

\_\_\_\_\_ Applicant understands that if an applicant's bid is misrepresented to the Board of Directors for the Lawrence County Land Reutilization Corporation, applicant may be excluded from having any further eligibility to bid on properties.

\_\_\_\_\_ Applicant understands that this is not an auction, and the highest bid does not guarantee a winning bid, and the Lawrence County Land Reutilization Corporation may reject or table any bid for any reason.

\_\_\_\_\_ Applicant understands that a new survey may be required before the property can be transferred. If a new survey is required, the associated cost will be the responsibility of the *purchaser*.

\_\_\_\_\_ Applicant understands that all fees associated with the creation of any necessary legal documentation, county transfer or recording fees are the responsibility of the *purchaser*.



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\_\_\_\_\_ Applicant understands the LCLRC may require additional improvements to the property not covered in the restrictive Covenants and, Improvements cost will be the responsibility of the purchaser.

**IMPORTANT UNDERSTANDING:** In purchasing a property; applicant is agreeing to maintain the property according to the established restrictive covenants. All property is awarded and sold AS IS, under terms of General Warranty, unless specified by the Lawrence County Land Reutilization Corporation. A search of the property title is optional but, at the expense of the Purchaser. Unless approved by the Board, all survey costs, closing costs, attorney fees or fees of by County of Lawrence, to facilitate the sale and transfer, are the responsibility of the Purchaser. This form is a statement of interest only, meaning there is no guarantee the LCLRC will transfer the above indicated property.

**NOTICE:** This bid form is intended only for the addressee and may contain information that is privileged, confidential and/or attorney work product. There is the possibility when emailing, faxing, or using the United States Postal Service it may not reach the LCLRC in appropriate time. Wet signature and hand delivery are always recommended. Any electronic transmission of this document shall constitute a waiver of any applicable right under the LCLRC policies and procedures. LCLRC is not held legally responsible for any undelivered and/or mistaken delivery of an electronic application to the LCLRC via electronic methods and/or late delivery of any application by the United States Postal Service.

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date