LIMA LAND BANK APPLICATION
CITY OF LIMA, OHIO
(REV. 4/25/2019)

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 Community Development, 50 Town Square, Lima, Ohio 45801.

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

☐ I understand that back taxes, outstanding code violations or unresolved foreclosures on any other 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 the purchase price for side-lots is $375.00, plus a recording fee of $42.00, for total cost of $417.00.

☐ 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

☐ 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
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)

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.
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Check the appropriate boxes for the side lot plan:

☐ Fence  ☐ Deck/Patio
☐ Landscaping  ☐ Garage
☐ Garden  ☐ Other (explain) ___________________________
☐ 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

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) ____________________________
**PROPERTY BUDGET FORM**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>Financing (provide details if applicable)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cost of Property</td>
<td>$375.00</td>
<td>Financial Institution</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Loan Amount</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Terms of Loan</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Interest Rate</td>
</tr>
<tr>
<td></td>
<td></td>
<td># Years</td>
</tr>
<tr>
<td>Total Renovation Costs</td>
<td></td>
<td>(FHA Rehabilitation, 203K, etc.)</td>
</tr>
<tr>
<td>Closing Costs</td>
<td></td>
<td>Other sources of funds to be used in this transaction (please be specific):</td>
</tr>
<tr>
<td>Recording Fees</td>
<td>$42.00</td>
<td></td>
</tr>
<tr>
<td>Total Closing Costs</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Project Costs</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Expected timeline for project completion:

Signature

Date
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 Community Development
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. APPICANT/INDIVIDUAL

Name:______________________________

Address:______________________________

City:_________ State:____ Zip Code:_________

Phone #:_________ Cell Phone #:_________

SSN:____________ DOB ___/___/_______

Employer:_____________________________________

Applicant Signature:_______________________________

Spouse Name: ________________________________

SSN: __________________ DOB ___/___/_______

Employer: _______________________________________

Spouse Signature: _________________________________

II. APPLICANT/CORPORATION or LLC

Name of Company: ________________________________

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

Address:________________________________________
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(Rev. 4/25/2019)

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 Community Development
50 Town Square
Lima OH 45801
Attn: Lima LAND Bank