



WELCOME HOME / BUILDING FOR BUSINESS APPLICATION INSTRUCTIONS

This application is for persons or organizations interested in acquiring property, with structures, from, or through, the Summit County Land Bank. This application will serve to notify the Summit County Land Bank of the applicant's interest in acquiring property, but **does not** guarantee the Summit County Land Bank will approve the application, acquire any property, or dispose of any property to the applicant.

Please carefully review all program guidelines and information **before** completing and submitting an application for this program. Incomplete applications, or applications missing required documentation, will not be considered or approved.

Do not complete, or submit, this application, if any of the following apply:

- The applicant is the owner of any real property in Summit County that is tax delinquent
- The applicant is the owner of any real property in Summit County that is not in substantial code compliance with local or state building codes (building, health, zoning, fire, etc.)
- The applicant was the prior owner of any real property in Summit County that was transferred as a result of tax foreclosure proceedings


The above conditions will immediately disqualify an applicant from acquiring property through the Summit County Land Bank.

Successful applicants are required to comply with applicable program guidelines, policies and procedures. It should be assumed that any property the applicant applies for will be in need of significant renovation before it can be safely occupied. Renovation of the property so that it is safe, habitable, and nuisance-free is a strict requirement of our program guidelines, policies, and procedures and must occur before the Summit County Land Bank will release its interest in any property.

The Summit County Land Bank **cannot** guarantee the intended use of the property will conform to zoning or other local or state codes or requirements. Applicants are responsible, and **strongly encouraged**, to contact the appropriate authorities.

PLEASE READ AND COMPLETE EACH SECTION CAREFULLY.

PROGRAM APPLICATION SECTION



**WELCOME HOME / BUILDING FOR BUSINESS
PROGRAM APPLICATION**

PROGRAM APPLICATION
Please select the program for which you are applying:

Welcome Home (Residential Property / \$250 Application Fee)

Building for Business (Commercial Property / \$500 Application Fee)

If the application is for residential property, please select the Welcome Home Program. If the application is for commercial or industrial property, please select the Building for Business Program. The Summit County Land Bank reserves the right, in its sole discretion, to determine the appropriate classification of any property.

AN APPLICATION FEE IS **ONLY REQUIRED** IF THE SUMMIT COUNTY LAND BANK **DOES NOT** ALREADY OWN THE PROPERTY YOU ARE APPLYING FOR.

The appropriate application fee **must** be submitted with any application for property not already owned by the Summit County Land Bank, of which **only \$100 may be refundable** in the event the application is not approved. Upon approval of an application, and following a successful closing, the full application fee will be credited toward the total final purchase price.

The application fee for the Welcome Home Program is \$250. The application fee for the Building for Business Program is \$500. Checks should be made payable to the **Summit County Land Reutilization Corporation**, and should be delivered, or mailed, to the Summit County Land Bank, 1180 S. Main St., Suite 230, Akron, OH 44301. Applications may be submitted electronically, but will not be processed until the application fee is received.

APPLICANT INFORMATION SECTION



APPLICANT INFORMATION John Doe ABC Business, Inc.

Applicant Type	<input type="checkbox"/> Individual	<input type="checkbox"/> Business/ For-Profit
	<input type="checkbox"/> Non-Profit	<input type="checkbox"/> Government/School
First Name	M.I.	
Last Name		
Business Name		
Applicant Address		
City	State	Zip
Phone (Required)	Email	
COMPLETE IF APPLICANT TAX MAILING ADDRESS IS DIFFERENT THAN THE ADDRESS LISTED ABOVE		
Tax Mailing Address		
City	State	Zip
Name In Which Applicant Will Take Title		

Even if the applicant is an entity (Business/For-Profit, Non-Profit, Government/School), please include the first and last name of the person authorized to submit the application on behalf of the entity. If the applicant is an entity, please enter the legal name of the business in the Business Name section.

If the applicant is an entity and has a tax mailing address that is different than the one that is provided for the applicant, please provide the tax mailing address in the space provided. A tax mailing address will be necessary for the preparation of any deed and the proper transfer of any property.

CO-APPLICANT INFORMATION SECTION

CO-APPLICANT INFORMATION (if Applicable) This section must be completed for any co-applicant. If the property will be transferred to an individual who is married, please include information for the individual's spouse here.					
First Name	Jane	M.I.			
Last Name	Doe				
Co-Applicant Address					
City		State		Zip	
Phone (Required)		Email			
COMPLETE IF CO-APPLICANT HAS A TAX MAILING ADDRESS DIFFERENT THAN THE ADDRESS LISTED ABOVE					
Tax Mailing Address					
City		State		Zip	

This section must be completed if there is more than one applicant for the property, or if the property will be transferred to an individual who is married. If the property will be transferred to an individual who is married, the applicant must include information for the spouse here. This information is necessary for the preparation of the deed in the event the application is approved and the property is transferred.

PROPERTY INFORMATION SECTION

PROPERTY INFORMATION					
Parcel No.	01-23456				
Address					
123 Fake St.					
City		State		Zip	
Additional Parcel Nos.					
02-34567, 03-45678					
Is this property already owned by the Summit County Land Bank?					
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					

Complete this section to indicate the property that applicant is interested in acquiring. Provide the parcel number and address of the property, if known. If the applicant is aware of additional parcels that are associated with the property (adjacent vacant lots with the same owner as the property being applied for, e.g.), those parcels should be listed in the space provided. Please indicate whether the property is already owned by the Summit County Land Bank, if known.

COMMERCIAL RENOVATION/DEMOLITION SECTION

COMMERCIAL RENOVATION/DEMOLITION For commercial property only, please indicate whether the applicant intends to renovate, or demolish, the property.	
<input checked="" type="checkbox"/> RENOVATE	<input type="checkbox"/> DEMOLISH

INTENDED END-USE OF PROPERTY SECTION

INTENDED END-USE OF PROPERTY

If successful, please indicate what the applicant intends to do with the property.

- OCCUPY
The applicant will occupy the property.
- LEASE
The applicant will lease the property.
- SELL
The applicant will sell the property.

Applicants are required to truthfully disclose the intended end-use of the property. Local communities will be consulted regarding the end-use of any property, as part of the application approval process. Applicants who do not truthfully disclose the intended end-use of the property may be barred from future participation in Summit County Land Bank programs.

INCENTIVES SECTION

Welcome Home Program (Residential Owner-Occupants)

- Active-duty members, or honorably discharged veterans, of the U.S. armed forces (Army, Navy, Air Force, Marines, Coast Guard)
- Current public safety service personnel (Public Police, Fire, and EMS Personnel)
- Current K-12 educational professionals (Licensed K-12 teaching professionals)
- Current college students, or recent college graduates (within 2 years of graduation)

Building for Business Program (Commercial Owner-Occupants)

- Women and Minority-owned businesses (EDGE/MBE Certified)
- Businesses within certain targeted industry clusters

Certain incentives **may** be available to qualified applicants, based on the program guidelines. Interested applicants will be required to submit proof of qualification for any requested incentive. Only **one** incentive will be applied per property. Incentives shall be applied to the **base purchase price** of the property. Please read the program guidelines carefully, particularly regarding any requirements that may be associated with these incentives.


APPLICANT ELIGIBILITY SECTION

APPLICANT ELIGIBILITY		
By initialing each statement, the applicant represents and warrants to the Summit County Land Bank that the corresponding statement is true and accurate:		
	Applicant	Co-Applicant
The applicant does not own any real property with outstanding orders for the violation of any state or local property codes including, but not limited to, building, health, zoning, or fire codes.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input type="checkbox"/>	<input type="checkbox"/>
The applicant has not been the subject of criminal or civil prosecution for property maintenance code violations within the last five (5) years.	<input type="checkbox"/>	<input type="checkbox"/>
The applicant does not own any real property that is in a tax delinquent status.	<input type="checkbox"/>	<input type="checkbox"/>

In order to acquire property from, or through, the Summit County Land Bank, an applicant must satisfy each of the requirements listed in this section. For the 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, or a member of the individual’s immediate family living in the same household. If the applicant is an entity, then “applicant” shall include the entity as well as any individual that is a principal or majority shareholder, or any related entities. Information is subject to verification by the Summit County Land Bank.

By placing a checkmark next to each statement, the applicant, and any co-applicant or authorized representative, understands they are confirming that each statement is true and accurate.

APPLICATION CERTIFICATION SECTION

APPLICATION CERTIFICATION	
<p>I have read, understand, and agree to abide by the Summit County Land Bank Structure Foreclosure (Welcome Home and Building for Business) Program Guidelines, Application Instructions, and any other applicable policies and procedures. The information contained in this application is true and complete to the best of my knowledge. If the applicant is an entity, I am authorized to sign and submit this application on behalf of the applicant. I understand that this application does not guarantee that the Summit County Land Bank will approve this application, acquire any property, or transfer any property to the applicant listed in this application. I understand the application fee will only be applied to the final total purchase price in the event of a successful closing. I also understand that only \$100 of the application fee may be refundable in the event this application is not approved. I understand that any property that is transferred to the applicant will be “as is, where is, and with all faults,” and the Summit County Land Bank makes no representations or warranties as to the condition of the property or its suitability for the intended use of the applicant.</p>	
<p><u>John Doe</u> PRINT NAME</p>	<p><u>01/01/01</u> DATE</p>
<p><u></u> SIGNATURE</p>	

The applicant, and co-applicant if applicable, is required to print their name, sign, and date the Application Certification statement. Applicants, and co-applicants, are **strongly encouraged** to read the Application Certification statement carefully, **before** signing. If the applicant is an entity other than an individual, the statement is required to be signed by a person authorized to submit the application on behalf of the entity. The Summit County Land Bank may require evidence the individual signing the statement is authorized to do so by the entity.

ADDITIONAL FORMS, DOCUMENTS REQUIRED

Additional forms and documents may be required to be submitted with this application including, but not limited to:

- Applicant Supplement (Individual or Non-Profit/For-Profit)
- Property Supplement
- Offer Form
- Designation of Local Agent Form
- Other, additional required documents

Applications submitted without these forms, or additional required documents, will not be considered complete and will not be processed.