



*Strengthening Communities
One Parcel at a Time*

Side Lot Conveyance Application

Thank you for your interest in property owned by the Michigan Land Bank Fast Track Authority. The goal of side lot disposition is to allow homeowners who are living next to a vacant residential lot owned by the Michigan Land Bank to purchase the property for a nominal fee. **The current purchase price for a side lot is \$100.00 plus a \$50.00 processing fee.**

Property eligible for side lot disposition must be (1) owned by the Michigan Land Bank, (2) an unbuildable vacant lot, (3) zoned residential, and (4) located directly adjacent (to the right or left) to the applicant's home. If you are interested in a property that does not meet these criteria, you are welcome to submit a regular Property Conveyance Application to purchase the property.

Instructions:

1. Submit the following to the address below:
 - Completed Side Lot Conveyance Application
 - Proof of ownership of adjacent property (copy of recorded deed or copy of mortgage papers)
 - Proof of paid property taxes (copies of current paid city and county tax bills)
 - Proof of identity (copy of valid state driver's license or other official photo ID)
 - Photograph of vacant lot (with adjacent property visible in frame if possible)

Mail to:

**State of Michigan Land Bank Fast Track Authority
P.O. Box 30766
Lansing, MI 48909**

2. If a spouse's name will appear on the Quitclaim Deed, both spouses must sign the application.
3. All owners / co-owners of your property must sign this application.
4. Within 30 days of receipt of your completed application and all required documentation, the Michigan Land Bank will complete its review and notify you whether it is approved or declined.
5. If your application is accepted, the Michigan Land Bank will send you an acceptance letter, invoice for payment, and forms to process the deed and property transfer.
6. Once the Michigan Land Bank has received your payment and the required final documents, a Quitclaim Deed conveying the property to you will be executed and sent to the appropriate county Register of Deeds for recording on your behalf. We will mail you the recorded Quitclaim Deed upon receipt from the county.

Again, thank you for your interest in property owned by the Michigan Land Bank Fast Track Authority. If you have any further questions, please feel free to contact us at (517) 335-8212.

Side Lot Conveyance Application

Please fill this application out completely. The Michigan Land Bank will not consider incomplete applications. Thank you for your interest in Michigan Land Bank property.

Applicant Information

Mr. / Mrs. / Ms. Name: _____

Co-Applicant Name (if applicable): _____

Street Address: _____

City: _____ State: _____ Zip Code: _____

Phone Number: _____ E-mail Address: _____

Property Information

Property Address: _____ City: _____

Parcel Number: _____

The Michigan Land Bank will not consider your application unless you provide all required information. Please initial on 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.
___ Yes ___ No	All property taxes on property I own in the State of Michigan are current and paid in full.
___ Yes ___ No	I agree that the Michigan Land Bank may decline my offer to acquire this property for any reason.
___ Yes ___ No	I agree that if my offer is accepted I will return the purchase price and required documents within 14 days from the date I receive the acceptance letter or the Michigan Land Bank may cancel the agreement.
___ Yes ___ No	If my offer is accepted I authorize the Michigan Land Bank to record the Quitclaim Deed on my behalf and such recording will constitute delivery and my acceptance of the deed.

Please DO NOT send payment with your application.

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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 Michigan Land Bank will 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 and fees associated with the property, the closing of this transaction and any future related transactional costs.
5. I agree that the Michigan Land Bank may decline my offer to acquire this property for any reason.
6. I agree that if my offer is accepted I will return the purchase price and required documents within 14 days from the date I receive the acceptance letter or the Michigan Land Bank may cancel the agreement.
7. I agree that if my offer is accepted I authorize the Michigan Land Bank to record the Quitclaim Deed on my behalf and such recording will constitute delivery and my acceptance of the deed.

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: _____

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Additional Terms

The State of Michigan, its departments, 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 State of Michigan Land Bank Fast Track Authority. 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 the properties.

The State of Michigan, its departments, 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 of the properties conveyed by the State of Michigan Land Bank Fast Track Authority. All properties are sold "as is." The State of Michigan, its departments, 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 of the properties. The applicant assumes all responsibility to investigate, and if necessary remediate, the environmental condition of the properties. The applicant is encouraged to obtain technical advice in order to investigate, and if necessary remediate, the environmental condition of the properties.

The State of Michigan, its departments, officers, employees, contractors, and agents, make no warranty or representation as to the physical condition of any of the properties or any structures or improvements located on any of the properties conveyed by the State of Michigan Land Bank Fast Track Authority. The applicant assumes all responsibility to investigate, and if necessary repair the physical condition of the properties or of any structures or improvements located on any of the properties. The applicant is encouraged to obtain technical advice in order to investigate, and if necessary repair, the physical condition of any of the properties or of any structures or improvements located on any of the properties.

In addition to the sale price of said property, the applicant will be required to pay all costs associated with this transaction, as determined by the State of Michigan Land Bank Fast Track Authority.

The purchaser will receive a Quitclaim Deed from the State of Michigan Land Bank Fast Track Authority. The property will be conveyed, "as is," with no title insurance. The purchaser will assume responsibility for the property and may incur delinquent tax liabilities. The Quitclaim 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 the property. No one from or on behalf of the State of Michigan, its departments, officers, employees, contractors, or 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 State of Michigan, its departments, 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: _____