



Side Lot Disposition Application

Thank you for your interest in acquiring property owned by the State of Michigan Land Bank Fast Track Authority (MLB). The mission of the MLB is to promote economic growth in this state through the assembly and disposal of public property, including tax reverted property, in a coordinated manner to foster the development of that property, and to promote and support land bank operations at the county and local levels.

This Application is an offer to purchase property owned by the MLB

Instructions

1. Submit a completed offer to purchase (Application) and the following documents to the MLB at:

**Michigan Land Bank Fast Track Authority
NSP2 Side Lot Application
300 North Washington Square
Lansing, Michigan 48913**

Required Documents:

- Proof of ownership of an adjacent parcel (copy of recorded deed, or copy of mortgage papers)
 - Proof of paid property taxes (copy of current paid city tax bill AND copy of current paid county tax bill)
 - Proof of identity (copy of Drivers License or State ID)
 - Current photo of requested property
2. If a spouse's name will appear on the Quitclaim Deed, both spouses must sign this application.
3. All owners/co-owners of your property must sign this Application.
4. Upon receipt of your completed Application and required documents, the MLB will consider your Application.
5. You will be notified if your Application is accepted or declined.

If accepted, the MLB will send you an acceptance letter, property transfer affidavit, Deed Information Request Form, and an invoice for the Purchase Price in the amount of \$135.00. You will be required to return the signed property transfer affidavit; the invoice; the completed Deed Information Request Form; and the Purchase Price. **The Purchase Price must be paid in the**

form of a Cashier's Check or Money Order made payable to the STATE of MICHIGAN.
DO NOT send payment with your Application.

Once the MLB has received the payment and the required 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. The MLB will mail you the recorded Quitclaim Deed upon receipt from the county.

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

Application

The MLB 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.	
<input type="checkbox"/> Yes <input type="checkbox"/> No	The property is a vacant lot.
<input type="checkbox"/> Yes <input type="checkbox"/> No	You own adjacent property.
<input type="checkbox"/> Yes <input type="checkbox"/> No	All property taxes on property you own in the State of Michigan are current and paid in full.
<input type="checkbox"/> Yes <input type="checkbox"/> No	Local zoning or building codes do not allow the property to be built on or developed independently.
<input type="checkbox"/> Yes <input type="checkbox"/> No	I agree that the MLB may decline my offer to acquire this property for any reason.
<input type="checkbox"/> Yes <input type="checkbox"/> No	I agree that if my offer is accepted I will return the fee and required documents within 14 days from the date of the acceptance letter I receive or the MLB may cancel the agreement.
<input type="checkbox"/> Yes <input type="checkbox"/> No	If my offer is accepted I authorize the MLB to record the Quitclaim Deed on my behalf and such recording will constitute delivery and my acceptance of the deed.

Applicant's Information

Name:			
Street Address:			
City:	County:	State:	Zip:
Phone:	Mobile:	Email Address:	
Co-Applicant's Name (if applicable):			

Property Information

Property Address (include parcel identification/ward/item number): _____ _____ _____ _____
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Purchaser's Certification

I HEREBY CERTIFY THAT:

1. I own adjacent property to the property sought.
2. I am not in default of property taxes payable to any governmental taxing unit. I understand that the MLB will verify my tax status.
3. I understand that if there are other adjacent property owners requesting to acquire the same adjacent property, the property may be divided and transferred to the interested parties as determined by the MLB.
4. All of the copies of the materials submitted with this application are complete, accurate and current.
5. I will maintain the property in accordance with all land use, zoning, and property maintenance laws and ordinances.
6. I will pay all costs and fees associated with the property, the closing of this transaction, and any future related transactional costs.
7. The property is a vacant lot.
8. Local zoning or building codes do not allow the property to be built on or developed independently.
9. I agree that the MLB may decline my offer to acquire this property for any reason.
10. I agree that if my offer is accepted I will return the fee and required documents within 14 days from the date of the acceptance letter I receive or the MLB may cancel the agreement.
11. I agree that if my offer is accepted I authorize the MLB to recorded 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's
Signature _____ Date: _____

Co-Applicant's
Signature _____ Date: _____

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 (MLB). 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 MLB. 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 of any 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 of any structures or improvements located on any of the properties conveyed by the MLB. 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 MLB.

The purchaser will receive a Quitclaim Deed from the MLB. 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). It is strongly recommended to the purchaser to obtain title insurance for all properties to be conveyed by the MLB. It is further suggested that title insurance is ordered upon approval of this application.

I understand that the property may have substantial physical, environmental, and 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** _____