Michigan Land Bank
Fast Track Authority

Adjacent Lot Disposition Application

Thank you for your interest in tax reverted property owned by the State of Michigan Land Bank Fast Track Authority (Authority). The mission of the Authority is to return blighted tax reverted properties to productive and economically viable use. The Authority will work cooperatively with local units of government and the private sector to create opportunities for economic growth within the manufacturing, industrial, commercial, retail, housing and public use arenas. This application process will assist individuals who are interested in purchasing or otherwise acquiring properties owned by the Authority.

The Application Process:

1. Submit a completed application to the Authority at:

   Michigan Land Bank Fast Track Authority
   7150 Harris Drive
   Lansing, Michigan 48909

2. Upon receipt of your completed application and required documentation, the Authority will evaluate your application.

3. You will be notified if your application is denied or approved. If approved, you will be sent a property transfer affidavit as well as an invoice for **$250 plus a $35** processing/recording fee. **DO NOT send a cashier's check or money order with your application.**

4. If you are still interested in purchasing the property at the agreed upon price, send the signed property transfer affidavit and payment to the Authority as indicated on the invoice. **All payments must be made in the form of a Cashier's Check or Money Order made payable to the STATE of MICHIGAN.**

5. Once the Authority has received the payment in full and the original signed property transfer affidavit, a Quitclaim Deed will be executed and sent to the county Register of Deeds for recording. The Authority will mail you the recorded Quitclaim Deed upon receipt from the county. This is a **cash-sale.**

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) 636-5149**.

Adjacent Lot Disposition Application

Properties included in the Adjacent Lot Disposition Program must meet the following criteria:

(a) The property shall have at least a 75% common boundary line with the applicant's property.
(b) According to local zoning/building codes, the property is not buildable or able to be developed independently.
(c) In the opinion of the Authority, the parcel is not part of a proposed plan or development requiring land assembly.

The Authority in its sole discretion may choose to include or not include any given parcel of property in the Adjacent Lot Disposition program. The property shall be transferred for the purpose of expanding the side and/or rear lot area of the adjacent property. If more than one adjacent property owner exists and each owner wishes to acquire the same lot, the property may be divided and sold to the interested parties proportionate to their rightful share as determined by the Authority. The Authority shall contact adjacent property owners to ascertain their interest in the property. The lot may be sold to one owner if the other adjacent property owners are not interested in their respective shares.

Adjacent Lot Cost: $250 plus $35 processing/recording fee

PLEASE DO NOT SEND PAYMENT WITH APPLICATION

Applicant Information

Applicant's Name _____

Applicant's Address _____ City _____ County _____ State _____ Zip _____

Phone _____ Fax _____ Cell _____ Email Address _____

If Applicable, Co-Applicant's Name _____

Property Information

Property Address Applying for (include parcel identification/ward/item number) _____

_____

Please describe your plan of use for the requested lot: _____

_____

Necessary Attachments

Please include the following with your application:

- ☐ Proof of ownership of neighboring parcel (copy of recorded deed, *or* copy of mortgage papers)
- ☐ Proof of paid real estate taxes (copy of current paid city tax bill AND copy of current paid county tax bill)
- ☐ Proof of identity (copy of Michigan Drivers License or State ID)
- ☐ Current photo of requested property

Applicant Certification

I HEREBY CERTIFY THAT:

1. I am not in default of property taxes payable to any governmental taxing unit. I understand that the Authority will verify my tax status.
2. I understand that if there are other adjacent property owners and each owner desires to acquire the same adjacent property, the lot may be divided and transferred to the interested parties proportionate to their rightful share as determined by the Authority.
3. If spouse's name will appear on the conveyance document, both spouses must sign this application. If more than one person co-owns the property next to the adjacent lot, all must sign this application.
4. All of the copies of the materials submitted with this application are complete, accurate and current.
5. I further understand and agree that I must maintain the adjacent lot, in accordance with all land use, zoning, and property maintenance laws and ordinances.
6. I also certify that I will pay all costs and fees associated with the adjacent lot, the closing of this transaction, and any future related transactional costs.

By signing below, I/we certify that I/we have read, understand, and agree to be bound by all terms of this entire application. I/We further certify that all of the statements set forth in this application are true.

Applicant's Signature _____ Date: _____

Co-Applicant's Signature _____ Date: _____

Legal Disclaimer

The State of Michigan, its departments, the **Michigan Land Bank Fast Track Authority (Authority),** its 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 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, the **Authority,** its 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 Authority. All properties are sold "as is." The State of Michigan, its departments, the **Authority,** its 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, the **Authority,** its 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 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.

The State of Michigan, its departments, the Authority, its officers, employees, contractors, and agents, comply with Elliot-Larson Civil Rights Act, 1976 PA 453, the Persons with Disabilities Civil Rights Act, 1976 PA 220 and all other federal, state and local fair employment practices and equal opportunity laws and do not discriminate based on religion, race, color, national origin, age, sex, height, weight, or physical or mental disability, or marital status.

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 Authority.

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

I/We understand that the **Authority** will offer the property(s) ***"AS IS"*** with no warranty of the title whatsoever. I/We understand that the property(s) may have substantial physical, environmental, and/or title defects. I/We understand that I/we am/are assuming the risk for any defects in the property(s). No one from or on behalf of the State of Michigan, its departments, the **Authority**, its officers, employees, contractors, or agents, has made any statements, promises, representations, or warranties, expressed or implied, as to the condition of the property(s) or title to the property(s). I/We acknowledge that I/we am proceeding at my/our own risk. I/We hereby release, waive, discharge, and covenant to hold harmless the State of Michigan, its departments, the **Authority**, its officers, employees, contractors, and agents from all liability regarding the condition of the property(s), whether environmental, physical, legal (title), or otherwise.

By signing below, I/we certify that I/we have read, understand, and agree to be bound by all terms of this entire application. I/We further certify that all of the statements set forth in this application are true.

Applicant Signature_____**Date**_____

Co-Applicant Signature_____**Date**_____