Michigan Land Bank
Fast Track Authority

Residential Property Conveyance Application

Please use this application if you are interested in acquiring a residential lot, with or without a structure that will be used for residential purposes.

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
   300 North Washington Square
   Lansing, MI 48913

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 indicating the price the Authority will entertain as an offer along with any costs associated with the sale. If an appraisal is necessary, the Authority may, in its sole discretion, hire an outside appraiser and you will be responsible for the appraisal costs.

4. All property will be sold at an agreed value plus the costs associated with the sale. If you are 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) 335-7810**.

Residential Property Conveyance Application

Applicant Information

Primary Contact

Applicant's Name _____

Co-Applicant's Name (if applicable)_____

Applicant's Address _____

City_____County_____State_____Zip_____

Phone_____Fax_____Cell_____

Email Address _____

Property Information

Property Address(es)_____

Parcel ID Number or Ward/Item #(s)_____

Purchase Offer Amount _____

Property will be occupied by: Applicant ☐ Family Member ☐ Renter ☐ Other_____

Description of planned improvements and renovation (attach additional page if necessary):

_____

_____

_____

_____

Timeline for the renovation_____

Total projected cost for renovation _____

How will the renovation be financed?

_____

_____

_____

Required Documentation

Please include the following with your application:

- ☐ Copy of a state or federal photo identification
- ☐ Photos of requested property
- ☐ Current paid tax bills for *all* properties owned by applicant
- ☐ Personal financial statement, most recent tax return, OR most recent pay stub **(please black out your Social Security Number)**

Applicant Certification

I/We HEREBY CERTIFY THAT:

1. I/We are not in default of property taxes payable to any governmental taxing unit. I/We understand that the Authority will verify the tax payment status of all property owed by the entity and named applicants making application.

2. In the case of individual applicants, I understand that if a spouse's name will appear on the conveyance document, both spouses must sign this application.

3. All of the copies of the materials submitted with this application are complete, accurate and current.

4. I/We further understand and agree that the property(s) will be maintained in accordance with all land use, zoning, and property maintenance laws and ordinances.

5. I/We agree that the properties purchased from the Authority will be developed within 18 months of conveyance; otherwise, each property not developed according to this application will revert back to the ownership of the Authority. The provisions of this paragraph 6 will be reflected in the final land transfer documents and may be modified, or adapted to particular circumstances, as the situation may require, in the sole discretion of the Authority.

6. I/We also certify that I/we will pay all costs and fees associated with purchasing property from the Authority, 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 of the terms of this entire application. I/We further certify 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, subject to right of way of record, encumbrances, and exceptions. The purchaser will assume responsibility for the property. 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**_____