

# Tax Foreclosure Acquisition Program

## Property Application Form

**PRINT & COMPLETE BOTH FORMS & RETURN THEM TO US WITH A CHECK OR MONEY ORDER FOR THE FEE**

### PROPERTY INFORMATION

Parcel ID(s)					
Address					
City		State		Zip	
Subject property type					
Property Owner's Name					
Address					
City		State		Zip	

### APPLICANT INFORMATION

Approved Purchaser	
Name as it is to be on the deed	
Tax mailing address	

### INTENDED END-USE OF PROPERTY

<input type="checkbox"/> Renovate  <input type="checkbox"/> Demolish* Acquisition cost may be negotiated	<input type="checkbox"/> Occupy - the applicant will occupy the property <input type="checkbox"/> Rent – the applicant will rent the property <input type="checkbox"/> Sell for Homeownership <input type="checkbox"/> Sell to an investor for Rental
If Lease, who will manage the property? <input type="checkbox"/> Applicant <input type="checkbox"/> Local Management Company (name) _____	
Projected income/Monthly rent from property: _____	
How will you fund Owner Expenses (improvements, maintenance, insurance, real estate taxes, etc)? _____	
How did you hear of the Land Bank? _____	

### Office Use Only

- Completed Applicant Eligibility requirements
- Fee \$ \_\_\_\_\_ Check # \_\_\_\_\_



**Montgomery County Land Bank**  
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 Dayton, OH 45402



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### APPLICANT AFFIDAVIT AND AGREEMENT

Now comes \_\_\_\_\_ (“AFFIANT”), who makes the following representations and warranties to the Montgomery County Land Bank (“MCLB”), and undertakes the following obligations stated in this Applicant Affidavit and Agreement.

AFFIANT states that within the two (2) years prior to the date of the submission of this Affidavit, that he/she:

- Has not been involved in any bankruptcy proceedings, and
- Has not been tax delinquent, and
- Currently resides in the state of Ohio, and
- Authorizes the running of a credit report/background check and any other investigations that MCLB deems necessary to establish applicant’s eligibility.

AFFIANT further represents and warrants to MCLB that within the two (2) years prior to the date of the submission of this Affidavit, that no real property that he/she has an ownership interest in has been:

- In violation of any building, housing or zoning codes;
- Tax delinquent, including all assessments; nor
- Involved in any foreclosure proceedings.

AFFIANT further represents, warrants and agrees that:

- In addition to real estate taxes, local, state, and federal taxes must be paid current.
- All information on the Application form is correct, true and complete to the best of his/her knowledge.
- He/she will take ownership of the property once it has completed the tax foreclosure process (no exceptions will be considered).
- He/she will renovate, maintain, demolish, or take those actions necessary to comply with all building, housing and zoning codes and standards, and all local ordinances and laws within 6 months of acquiring the property.
- He/she will not transfer ownership of the property without first performing all necessary renovations to bring the property up to code.
- He/she will not convey the property within one (1) year of taking title to it.
- He/she will pay all water bills on the property (past, present, and future).
- He/she will pay all other utility bills on the property going forward.
- He/she will pay all real estate taxes and assessments going forward. Real estate taxes and assessments are billed one year behind.
- He/she is not a previous owner of the property.
- He/she is in no way related to or has a relationship with (friend, business, family) the former property owner, and agrees that should he/she elect to sell the property, it will not be to the former property owner or his/her family.



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- If, in the sole opinion of MCLB, the applicant is found to have falsified statements on the application, misrepresents him or herself, or fails to fulfill his/her obligations for any reason, the entire fee will be forfeited. The applicant is also subject to loss of any interest in the subject property, and will be prohibited from participating again in this program.
- If MCLB finds that the real estate taxes on the acquired property have not been kept current and/or the property does not show signs of improvement after 6 months of the transfer of the property, MCLB has the right to record the reverter deed which the applicant signs as part of the transfer/acquisition process.

FURTHER AFFIANT SAYETH NAUGHT

Affiant's Signature(s): \_\_\_\_\_

Affiant's Name(s) (PRINT): \_\_\_\_\_

Subscribed to and sworn before me by \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ in the City of \_\_\_\_\_, Ohio.

\_\_\_\_\_  
Notary Public



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