



Richland County Land Bank

Court House, Lower Level One
50 Park Avenue East
Mansfield, Ohio 44902
419-774-5623

Side Lot Application

Application will NOT be processed if not completed in its entirety.

Applicant Information:

Name of Applicant(s): _____

Mailing Address: _____

City / State: _____ Zip: _____

Phone: _____ Alternate Phone: _____

Email: _____

Address of property requested: _____

Parcel No.: _____

Please check all that apply:

This property is next to the place that I own and it is where I actually live the majority of the year / **PLEASE USE OWNER OCCUPANT SIDE LOT APPLICATION**

This property is next to an investment property that I own

This property is next to the business that I own/manage

Property requested is not adjacent to any property I own, I will be using this property for reasons listed

Property requested is vacant with no structure(s) on the site.

Property requested has structure(s) to be demolished prior to transfer at no additional cost to purchaser. The Land Bank requires demolition contractors to use clean fill dirt and the lot will be graded and seeded. I understand that demolition site will settle after the contractor leaves the site, the lot may be slightly rough and there will be a few rocks. I acknowledge that I am agreeing to purchase this parcel of land AS IS once the lot is structure free and I will be required to do any additional work.

Neither I nor a **family member** has **owned** or used (rented, leased, occupied) this property as a personal residence at any time during the past twelve (12) months.

I have no un-remediated code or ordinance violations on any property I own by any name within Richland County.

- I have no delinquent property taxes in Richland County.
- I have a property tax payment plan and have made six (6) consecutive payments.
- I have never had any tax foreclosures under any name within Richland County.
- I agree to pay future property taxes on this property if I am given ownership.

I own properties in Richland County under the following names (i.e. Corporate Names, Business Names, Maiden Names, etc.) _____

Please describe the plan of use for the requested property:

- Expansion of Yard (Side Lot)
- Other (Give details): _____

No parcel that is less than one hundred (100') feet in width may be reconveyed or transferred by the grantee or his successor/assign unless combined with such abutting parcel(s) that together have a minimum frontage of one hundred (100') feet.

RCLRC will form a letter to the auditor requesting that all side lot parcels be combined with the End Users adjacent property parcel.

SIGNATURE

To the best of my knowledge, the information provided in this application is true and in compliance with Land Bank Policies and Procedures. I understand that Land Bank staff will review this request and confirm that it is in compliance with these Policies and Procedures, as well as existing Land Bank and neighborhood plans. *I also understand that this form is a statement of interest only. Submitting it does NOT commit RCLRC to transfer property. The Land Bank makes no representation regarding any Federal lien, assessment or claim of any kind and each prospective Buyer is urged to consult with a title company or other title advisor. **DO NOT SEND MONEY WITH THE APPLICATION. FIFTY PERCENT (50%) OF PURCHASE PRICE (DEPOSIT) IS DUE WHEN PURCHASE AGREEMENT IS SIGNED AND BALANCE DUE AT CLOSING. Buyer will forfeit deposit if Buyer does not close within 60 days from date Land Bank notifies Buyer that closing documents are ready for Buyer's signature.***

- I understand that the property is being offered for FAIR MARKET VALUE plus (Current Richland County Recorders Recording Fee). I am expressing an interest in the property only. **I UNDERSTAND THAT I AM NOT COMMITTED TO PURCHASE THE PROPERTY UNTIL A FAIR MARKET VALUE HAS BEEN DETERMINED AND ACCEPTED.**

Signature of Applicant: _____ Date: _____

Signature of Co-Applicant: _____ Date: _____

Subscribed and sworn to before me this _____ day of _____, 20____.

Notary Public

You will be given a quit claim deed with purchase. All properties are sold AS IS.

**Please submit this completed application to: Richland County Land Bank
50 Park Avenue East, Mansfield, Ohio 44902**