



READY FOR REHAB OFFER FORM

THIS IS YOUR HIGHEST AND BEST OFFER

Applicant must attend a showing with a land bank employee to be eligible to make an offer.

OFFERS DUE BY 4:00 P.M. (EST) ON: _____

Address _____ Parcel Number _____

Offer Amount _____

Name of Person(s)/Entity Purchasing: _____

Contact Name (if different): _____

Mailing Address: _____ City, _____ State, Zip _____

Phone: _____ E-mail address: _____

Required documents when submitting an offer:

- Copy of Valid Photo ID (state-issued ID or driver's license, military ID, passport, etc. No student IDs or non-picture IDs can be accepted.)
- Proof of available funds for offer amount
- Proof of available funds or documentation of financing source for estimated renovation cost on second page of offer form
- Proof of investment in previously purchased GCLBA property (if you have purchased before.)

Offers:

Submit offers in person to our drop box, via email to offers@thelandbank.org or by fax, 810-257-3090. Please make sure to include all required documentation; incomplete offers will not be accepted or reviewed. If submitting by fax, please call to confirm receipt.

With a Land Bank Highest and Best offer, there is only one opportunity for each party to make an offer. The Land Bank reserves the right to refuse any and all offers to purchase. Having the highest offer does not necessarily mean that offer will be accepted. GCLBA staff review renovation costs estimates and proof of adequate funding to qualify the applicant. If you have delinquent property taxes or went through property tax foreclosure in the last five years, you do not qualify for purchase and your offer will not be reviewed.

Title Insurance:

The GCLBA does not provide title insurance. Title insurance (if desired), will be the responsibility of the Purchaser. Quiet Title is available prior to closing if requested by purchaser and at purchaser's expense.

Closings: The accepted amount will be due in full at the time of closing in the form of cashier's check or money order. An additional \$75 closing fee will be due at the time of closing. All closings must occur within 21 days of the offer being accepted. The property will be transferred with a Quit Claim Deed. All property is sold AS IS.

The Genesee County Land Bank Authority may place a lien on the property or enter into a development agreement with the purchaser to guarantee that the proposed renovations/improvements are completed to GCLBA standards.

OFFERS WILL NOT BE CONSIDERED UNLESS BOTH SIDES OF FORM ARE COMPLETED

Renovation Plans – Please give your cost estimate for the applicable improvements detailed below. Additional repairs may be needed other than those listed here. (attach separate sheet if necessary)

Renovation Estimate

Interior Costs		Exterior Costs	
Clean out	\$ _____	Clean up & Landscaping	\$ _____
Demolition & Disposal	\$ _____	Roof	\$ _____
HVAC	\$ _____	Foundation	\$ _____
Water heater	\$ _____	Doors	\$ _____
Plumbing	\$ _____	Windows	\$ _____
Electrical	\$ _____	Siding	\$ _____
Kitchen Cabinets	\$ _____	Masonry	\$ _____
Kitchen Appliances	\$ _____	Porch or Decking	\$ _____
Bathroom Repairs	\$ _____	Lighting	\$ _____
Flooring & Floor Covering	\$ _____	Garage Repair or Demolition	\$ _____
Doors	\$ _____	Additional Repairs costs	\$ _____
Insulation	\$ _____	Exterior Sub Total	\$ _____
Drywall & Plaster	\$ _____	Interior Sub Total	\$ _____
Paint & Wallpaper	\$ _____	Total Renovation Costs	\$ _____
Lighting	\$ _____		

The purchaser must obtain all permits and inspections required by the City of Flint, or local unit of government, to carry out the necessary improvements to bring the property up to code and address any property violations issued by local government within one year of closing. Failure to complete rehab within one year may affect your ability to purchase properties from the Land Bank in the future.

What are your plans for this property? (check the one that applies):

- Renovate & Move In
 Renovate for Family Member
 Renovate & Sell
 Renovate & Rent Out
 Demolish

Who will complete renovation? _____

When will the renovations be completed? _____

How will you pay for the purchase and renovations? _____

To the best of my knowledge, the information provided in this application is true and in compliance with GCLBA Policies (see www.thelandbank.org/policies.asp). I understand that the GCLBA staff will review this request and confirm that it is in compliance with these Policies, as well as existing GCLBA and municipal plans. I also understand that this form is a statement of interest only, receiving it does not commit the GCLBA to transfer property.

Buyer Signature _____ Date _____