



# Richland County Land Bank

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

[www.richlandcountylandbank.org](http://www.richlandcountylandbank.org)

## VACANT LOT APPLICATION

*\*Application will NOT be processed if not completed in its entirety and it does not include required documents.\**

**IF YOU OWN A PROPERTY ADJACENT TO PARCEL YOU ARE APPLYING FOR, PLEASE USE SIDE LOT APPLICATION**

### Applicant Information

Name of Applicant(s): \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Alternate Phone: \_\_\_\_\_

Email: \_\_\_\_\_

I own/manage properties in under the following names (i.e. Corporate/LLC, Business, Maiden, etc.):

\_\_\_\_\_

I own/manage properties in State/County: \_\_\_\_\_

Address of property requested: \_\_\_\_\_

Parcel No(s): \_\_\_\_\_

### Check all that apply regarding your intended use for the property you are applying for:

- |  |   |
|--|---|
| <input type="checkbox"/> Residential – Single Family                 | <input type="checkbox"/> Owner Occupied                         |
| <input type="checkbox"/> Residential – Multi Family # of units _____ | <input type="checkbox"/> Investment Property (income producing) |
| <input type="checkbox"/> Mixed Use – explain below                   | <input type="checkbox"/> Non-Profit uses– explain below         |
| <input type="checkbox"/> Commercial– explain below                   | <input type="checkbox"/> Applicant’s Business– explain below    |

### **Required Written Plan of Use**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Required:** Estimated Start Date \_\_\_\_\_ Estimated End Date \_\_\_\_\_

**Applicant(s) must submit the following required documents along with this Application:**

- Construction Plans**       **Estimated Cost**       **Proof of Funding Source**

### Qualification of Applicant. Richland County Land Bank Board of Directors considers the following:

- Applicant’s financial position, including property, city, state and/or federal tax status
- Ability to execute work in accordance with all applicable specifications including compliance with EPA, local, state, and federal laws

- Satisfactorily completing prior projects with City of Mansfield, Richland County, other municipalities and/or Land Bank including but not limited to quality of work, timeliness, past inter actions with Code enforcement
- Condition of properties owned by applicant
- Current and/or past tax foreclosures, judgement liens, law suits
- Known experience - list other similar projects below;

Address	City	State	County	Project Status

Richland County Land Reutilization Board of Directors considers all applications recognizing, but not excluding any application based upon, the importance of the significant economic presence in (1) Richland County, (2) surrounding counties and (3) State of Ohio.

**Check all that apply – Answers include all properties owned/managed by applicant by name listed on application or any other Corporate Names, Business Names, Maiden Names, etc.**

- I have had codes or ordinance violations on properties I own and or manage.
- I have no delinquent property taxes on any properties I own.
- I had tax foreclosure filed against me within the past 10 years. If yes where \_\_\_\_\_
- I agree to pay future property taxes on this property if I am given ownership.

**SIGNATURE**

I/we understand that by filing this application, I/we am authorizing Land Bank to evaluate my actual ability to afford, to construct, maintain, pay property taxes and other expenses. I/we understand that the evaluation will include personal information. I/we have answered all questions on this application truthfully. I/we understand that if I/we have not answered the questions truthfully, my application may be denied and be disqualified from the Land Bank programs.

**Submitting an application does NOT commit Land Bank to transfer property.**

Properties are offered at **current** fair market value plus County’s recording fees. **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.*

**BY SIGNING THIS APPLICATION, APPLICANT(S) ACKNOWLEDGES THAT, UPON BOARD APPROVAL OF APPLICATION, APPLICANT(S) WILL BE PURCHASING THE ABOVE MENTIONED PROPERTY SOLELY IN RELIANCE ON APPLICANT(S)'S OWN INVESTIGATION, PREVIOUS USAGE OF SITE IS UNKNOWN, AND THE PROPERTY WILL BE TRANSFERRED "AS IS, WHERE IS" CONDITION WITH ALL FAULTS AND DEFECTS, LATENT OR OTHERWISE.** *I/we also acknowledge that most properties do not have any available Phase I, Phase II, geotechnical, structural, or other such reports. If one is offered to applicant(s), it is for reference only, and Richland County Land Reutilization Corporation, Inc., an Ohio non-profit corporation; the Board of County Commissioners of Richland County, Ohio; the Trustees of Richland County, Ohio; the City of Mansfield, Ohio, and all their respective members, directors, officers, employees and agents are not responsible for any omissions or errors.*

***I/we also understand property will be transferred subject to a development mortgage and note.***

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Co-Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

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

**Email completed application to: ahamrick@richlandcountyoh.gov**

**Application can also be found and submitted online at: [www.richlandcountylandbank.org](http://www.richlandcountylandbank.org)**