



**PROPERTY PURCHASE
APPLICATION**
**PROPERTIES IN THE SOUTH AREA
NEIGHBORHOOD IMPROVEMENT
DISTRICT**

To purchase a Land Bank of Blue Springs (LBBS) owned property AS IS, with or without a structure, complete this form and return it to the LBBS at the address at the bottom of the form. If you wish to purchase more than one property, use a separate application for each property.

CONTACT INFORMATION:

Name of Applicant: _____

Name of Contact: _____

Mailing Address: _____

City, State, Zip: _____

Daytime Phone: _____ Alternate Phone: _____

Email Address: _____

Charter Number: _____

PROPERTY INFORMATION

Parcel ID#: _____

Address (if any) _____

Current Zoning: _____ Proposed Zoning: _____

OFFER: \$ _____

BRIEF STATEMENT OF YOUR PLAN FOR THE PROPERTY: _____

Note: The LBBS may place a lien on the property or enter into a development agreement with the purchaser to guarantee that the proposed improvements/renovations are completed to LBBS standards.

You will be given a special warranty deed with purchase. If desired, title insurance is the responsibility of the purchaser. All property is sold AS IS.

A background check will be performed in order to determine compliance with the LBBS Policies and Procedures For the Acquisition and Disposition of Properties. Those policies state:

- The transferee must not own any real property that is subject to any unremediated citation of violation of codes and ordinances.
- The transferee must not own any real property that is tax delinquent or be delinquent in other taxes.

The results of the background check will be valid for one year. It will not be necessary to complete this form for future offers during this period. After you have been determined eligible to purchase the property from the LBBS, you will be notified of the amount of the required down payment to be paid before the offer can be considered by the Board. Payment must be in the form of cashier's check or money order.

To the best of my knowledge, the information provided in the application is true and in compliance with LBBS Policies and Procedures. I do not own other property that has delinquent taxes, unpaid special assessments, or unremediated code violations and I am not delinquent in other taxes. I understand that the proposed use must be consistent with current zoning requirements or the property must be rezoned prior to the transfer. I understand that the LBBS staff will review this request and confirm that it is in compliance with these Policies and Procedures, as well as existing LBBS and neighborhood plans. I also understand that this form is a statement of interest only. Receiving it does not commit the LBBS to transfer property.

Signature of Applicant: _____ **Date:** _____

Please submit this application to:
Land Bank of Blue Springs, Missouri
903 W. Main Street
Blue Springs, MO 64015
Phone: (816) 220-4596

Please allow at least 30 days for your application to be processed.

OFFERS FOR PROPERTIES IN THE SOUTH AREA NEIGHBORHOOD IMPROVEMENT DISTRICT

Submit the following documents along with the application:

1. Project description with target market
2. Project financing – pre-approval letter, letter of credit or proof of funds to be provided within 60 of signing a contract

Submit the following documents prior to closing

1. Development team description, including names and contact information for any of the following parties involved:
 - a. Developer
 - b. Co-developer/Partner, if any
 - c. Owner
 - d. General contractor
 - e. Consultants
 - f. Architect
 - g. Project manager (during construction)
 - h. Lead construction lender
 - i. Marketing agent
 - j. Project management (post construction)
 - k. Attorney
2. Development budget
3. All rental transactions must attach operating budget
3. Evidence of compliance with all applicable LBBS policies