

Oceana County Land Bank Authority (OCLBA)

Residential Property Interest Application - For Property With or Without a Structure

Please complete a separate application for each parcel.

To purchase an OCLBA owned residential property AS IS, with or without a structure that is zoned residential or will be used for residential purposes, complete this form and return it to the *Oceana County Land Bank Authority*. Please review our Priorities, Policies, and Procedures before completing this application (See Attached).

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

Contact Information

Name of Applicant: _____

Mailing Address: _____

City, State, Zip: _____

Daytime Phone #: _____ Alternate Phone #: _____

Property Information Email Address (optional): _____

OCLBA property address and parcel ID #: _____

Property Without a Structure
(For Side Lot Applicants: *see back of application*)

Property With a Structure

Purchase offer amount (if applicable): _____

Proposed Property Reuse/Improvements

Property will be occupied by:

Owner

Family Member

Other

Description of planned improvements/renovation (*Please attach separate sheet if necessary*):

Note: The Oceana 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 OCLBA standards.

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

To the best of my knowledge, the information provided in this application is true and in compliance with OCLBA Policies and Procedures that the OCLBA staff will review this request and confirm that it is in compliance with these Policies and Procedures, as well as existing OCLBA and neighborhood plans. I also understand that this form is a statement of interest only. Receiving it does not commit the OCLBA to transfer property.

Signature of Applicant: _____ Date: _____

Please submit this completed application to the Oceana County Land Bank Authority, 100 State Street, Hart, Michigan 49420 Phone: 231-873-3980 Fax: 231-873-1391 or email: treas@oceana.mi.us
Please allow at least 30 days for your application to be processed.

Steps to the Sales Process

Locate Property of Interest

- ✓ Visit <https://www.tax-sale.info/>, login or register and look for Oceana Surplus or;
- ✓ Come down to the Oceana County Treasurer's office located at 100 State Street, Hart, MI 49420 to purchase a printout of all properties with or without structures currently available.
- ✓ For your convenience, maps of OCLBA vacant land currently available are also accessible at our office.

Applications

- ✓ For property with or without a structure, complete a Residential Land Transfer Application. Complete one application for every parcel you are requesting.
- ✓ Submit the completed application to Oceana County Treasurer's office. It will not be processed if not entirely completed.

Application Review

- ✓ The application is reviewed within 30 days from the day that it was submitted.
- ✓ If the property is owned by the Land Bank, a sales team member will complete a sales checklist to verify that the property is currently available for sale.
- ✓ A sales team member will contact the applicant by phone to schedule a showing for properties with a structure, or to discuss the sale of vacant land.
 - Current year foreclosure property inquiries will not be reviewed until the Oceana County Treasurer has deeded the property to the OCLBA.
 - Inquiries on properties with pending demolitions will not be reviewed until demolition has been completed and property has been released for sale.

After the Showing (for property with a structure)

- ✓ Contact a sales team member to place an offer on the property. If there are multiple offers on the same property, a bid must be submitted in writing.
- ✓ The sales manager then reviews the offers. He can either accept an offer, counter-offer, or deny an offer.
- ✓ A sales team member will then contact the applicants to inform them of the sales manager's decision, and to explain any options they may have at that point.
- ✓ Closings must occur within 10 days of acceptance.
- ✓ If for any reason the offer was not accepted, a sales team member will either call or mail a letter with an explanation.

Residential Side Lot Program Rules

Side Lot Description: A property that qualifies for the Land Bank Side Lot Program is vacant unimproved real property, which is physically neighboring the applicant's owner-occupied residential property, with not less than a 75% common boundary line at the side. The property also consists of no more than one lot capable of development.

Side Lot Cost: Consider purchasing for taxes lost plus \$30 recording fee.

These requirements **MUST BE MET** to purchase properties without a structure through the Land Bank Side Lot Program.:

- The property requested is located within Oceana County.
- The property requested is currently owned by the Oceana County Land Bank Authority.
- The property requested is vacant real property with no structure on the site.
- The property requested is next to the applicant's property with at least a 75% common boundary line at the side.
- The applicant is the owner of and living in the property next to the requested property, and must be claiming PRE.
- The applicant has never received a lot through the Land Bank Side Lot Program. (*Homeowners are eligible to receive one parcel under this program. Additional parcels can be purchased as vacant lots. Priority is given to property that is not large enough for a separate residential or commercial structure.*)

Please describe the plan of use for the requested side lot:

Expansion of yard

Other

