



## PROPERTY PURCHASE APPLICATION

### PURCHASER INFORMATION

	<i>Applicant 1</i>	<i>Applicant 2</i>
Name:		
Address*		
Phone:		
Email:		

*\*No PO boxes.*

### TYPE OF ENTITY

- Individual Person(s)
  Nonprofit/government agency\*
  Limited Liability Company\*. Please list all Members of the LLC: \_\_\_\_\_
  Other\* \_\_\_\_\_

*\* If your bid is accepted, you will need to supply a copy of your Articles of Incorporation or Organizational Documents*

### PURCHASER ELIGIBILITY

Please check either YES or NO for each of the statements listed below. Please provide an explanation for any YES responses on a separate sheet.

	YES	NO
Are you an employee of the City of Hartford?	<input type="checkbox"/>	<input type="checkbox"/>
Are you tax or mortgage delinquent?	<input type="checkbox"/>	<input type="checkbox"/>
Do you have any outstanding code violations, property tax bills and/or liens, housing judgments?	<input type="checkbox"/>	<input type="checkbox"/>
Do you have a personal or professional relationship with the Hartford Land Bank, any of its directors, or employees? If yes, please explain on a separate page.	<input type="checkbox"/>	<input type="checkbox"/>
Do you currently owe anyone or any government agency money because of a court case?	<input type="checkbox"/>	<input type="checkbox"/>
Have you ever been foreclosed on or filed for bankruptcy within the past seven years?	<input type="checkbox"/>	<input type="checkbox"/>
Have you, a family member, or any related entity previously owned the property that you want to purchase?	<input type="checkbox"/>	<input type="checkbox"/>
Have you been prohibited from participating in City of Hartford tax deed auctions or other tax foreclosed auctions?	<input type="checkbox"/>	<input type="checkbox"/>
Do you own, either individually or through an LLC or corporate entity of which you are a member, any properties in Hartford? If yes, list below. Please add additional pages if needed.	<input type="checkbox"/>	<input type="checkbox"/>

Property Address	Type (Residential, Commercial, Land)	Purchase Date

*Note: All information will be independently verified. Applicants who fail to disclose information will be disqualified.*



**PROPERTY INFORMATION**

Please complete a separate copy of **this page** for EACH property you wish to purchase.

Property Address:			
Offer Price:	\$	Estimated Rehab Cost:	\$
Anticipated Sale Price Post-Construction (if applicable):	\$		

For 1-3 family properties, Hartford Land Bank prioritizes development that results in ownership of the property by an owner-occupant upon completion of the rehabilitation.

Redevelopment Plan

- Rehabilitate
- Demolish/Deconstruct
- Operate/Occupy As-Is
- Other \_\_\_\_\_

Intended Use

- Rehab and sell to an owner-occupant
- Rehab and sell to an investor
- Operate as a rental
- Occupy as a primary residence
- Other \_\_\_\_\_

Who will be completing the rehabilitation of the property?

- Contractor\*
- Myself

*\*Licensed contractors are required for plumbing, electrical and HVAC work. All work must be overseen by a State registered and insured general contractor.*

Please provide the name and phone number of general contractor:

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

If you plan to manage as a landlord, you must be local (located in Hartford or an adjacent municipality) or you must have a qualified and experienced local property manager secured.

Please provide their name and phone number below.

Name: \_\_\_\_\_ Phone: \_\_\_\_\_



**PURCHASE AND REHAB FINANCING INFORMATION**

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*You must be able to finance, either through equity or a combination of equity and debt, both the cost of acquisition and the rehabilitation of the property. The Hartford Land Bank requires verification that you have access to sufficient funding to complete the project. This could include a lender prequalification letter, a bank statement, and/or other similar documentation. Contact Hartford Land Bank if you have questions.*

Please attach the **required** bank statement, loan prequalification letter, letter of credit, and/or funding commitment letter. ***(Please black out account numbers and other confidential information prior to submitting.)***

**COMMUNITY BENEFITS**

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Describe how your purchase of this property will benefit the City of Hartford and the neighborhood.

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**PRIOR HLB PURCHASE**

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Have you purchased a property from Hartford Land Bank in the past?  Yes  No

If "Yes", please list the address(es) and describe the current status of each property.

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## **PURCHASER CERTIFICATION**

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I HEREBY CERTIFY THAT:

1. I understand that unpaid real and/or personal property taxes, outstanding code or blight violations with the City of Hartford, or unresolved foreclosures would mean that my application or purchase cannot proceed until such time as those issues are resolved.
2. All information provided in the application is complete, accurate, and current.
3. I understand that the Hartford Land Bank may decline my offer to acquire this property for any reason. All sales are subject to approval by the Hartford Land Bank's Board of Directors.
4. I agree to authorize Hartford Land Bank to conduct a background check.
5. I understand that all Land Bank properties are sold in "as is" condition and no warranties are made regarding property condition. I understand that it is my responsibility to investigate the property and any structures or improvements located on any of the properties prior to signing this contract and submitting the application.
6. I acknowledge that the Hartford Land Bank and its legal representatives and assigns, have the irrevocable and unrestricted right to use and publish photographs of all property conveyed to the Land Bank for editorial, trade, advertising, and any other purpose and in any manner and medium; and to alter and composite the same without restriction and without my inspection approval. I hereby release the Photographer and his/her legal representatives and assigns from all claims and liability relating to said photographs.

\_\_\_\_\_  
Applicant Name (print)

\_\_\_\_\_  
Signature:

\_\_\_\_\_  
Date:

\_\_\_\_\_  
Race/Ethnicity (optional, for statistical reporting purposes only)

\_\_\_\_\_  
Co-applicant Name (print)

\_\_\_\_\_  
Signature:

\_\_\_\_\_  
Date:

\_\_\_\_\_  
Race/Ethnicity (optional, for statistical reporting purposes only)

### **HOW MUCH OF YOUR INFO WE SHARE**

As a 501c3, our information is part of the public record. In the interest of transparency, certain non-financial information from your Property Purchase Application may become public record or be shared with the public



## PROPERTY VIEWING REQUIREMENT

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It is the policy of the Hartford Land Bank that all prospective buyers (“Applicants”) are required to physically view buildings prior to making a Property Purchase Application (“Property Viewing Requirement”). To sign up for an appointment to view a building, go to [hartfordlandbank.org](http://hartfordlandbank.org).

Reviewing waivers are available on our website and must be submitted prior to viewing property. Please submit a completed property viewing waiver to [info@hartfordlandbank.org](mailto:info@hartfordlandbank.org).

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### How did you view this property?

Open House       In-Person (Vacant Lots & Land Only)

Date you viewed property: \_\_\_\_\_

BY ENTERING MY NAME BELOW, I CERTIFY THAT I UNDERSTAND THE LAND BANK IS MAKING EVERY EFFORT TO PROVIDE APPLICANTS WITH AS MUCH INFORMATION AS POSSIBLE BUT ARE FOCUSED ON TAKING EVERY NECESSARY PRECAUTION TO PREVENT THE TRANSFER OF COVID-19 AND RESULTING CONSEQUENCES INCLUDING BUT NOT LIMITED TO, PHYSICAL AND/OR PSYCHOLOGICAL INJURY, PAIN, SUFFERING, ILLNESS, TEMPORARY OR PERMANENT DISABILITY, DEATH, OR ECONOMIC LOSS. I UNDERSTAND THAT A VIRTUAL TOUR OR VISUAL SELECTION, WHILE HELPFUL, CANNOT SHOW EVERY POSSIBLE ISSUE OR CONCERN WITH THE BUILDING, AND AS SUCH, I SHOULD BE PREPARED WITH CONTINGENCY FUNDS FOR UNKNOWN WORK OR REPAIRS THAT WILL BECOME APPARENT ONLY DURING THE CONSTRUCTION/REHAB PROCESS.

\_\_\_\_\_  
Applicant Name (print)

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Signature:

\_\_\_\_\_  
Date:

\_\_\_\_\_  
Co-applicant Name (print)

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Signature:

\_\_\_\_\_  
Date:

## HOW TO SUBMIT THIS APPLICATION

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Mail to:      Hartford Land Bank  
                 1429 Park Street #114  
                 Hartford CT 06106

**OR**      Email to: [info@hartfordlandbank.org](mailto:info@hartfordlandbank.org)

On all applications and attachments:  
***Please black out bank account numbers and other confidential information prior to submitting.***