

PROPERTY PURCHASE APPLICATION FOR ENTITY
 Corporation, Partnership, 501(c)3, Limited Liability Company, Trust

Applicant

Name	
Physical Address (no PO box)	
Phone	
Email	

If you are applying on behalf of an entity, indicate type of entity:

CORPORATION

Corporation name	
Incorporated in what state?	
Authorized to do business in this state?	Yes or No _____

PARTNERSHIP

Partnership name	
Indicate type of partnership	
Number of general partners	
Number of limited partners	

NOT-FOR-PROFIT 501 (c)3

Nonprofits and Corporations, may be required to submit Articles of Incorporation. LLCs may be required to submit Articles of Organization.

Incorporated in what state:	
Date incorporated:	
Authorized to do business in this state?	Yes or No _____
Number of limited partners	

Limited Liability Company

Formed in what state:	
Date formed:	
Authorized to do business in this state?	Yes or No _____
Number of limited partners	

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Please identify the names and state of origin for any other entity with which you or the applicant entity, is affiliated:	
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IF YOU RESPOND “YES” TO THE FOLLOWING QUESTIONS, ATTACH AN EXPLANATION.

Do you own any other properties in Hinton?	Yes or No
If yes, please identify the property and the use (residential, commercial, vacant lot, building but not in use). Provide address below of each:	

Do you have a personal or professional relationship with any member of the Hinton Land Reuse Agency, any of its directors, or employees?	If so, with whom?
Are there any outstanding judgments against you? Have you filed for bankruptcy within the past 7 years? Are you party to a lawsuit?	If yes, please state with specificity
Have you directly or indirectly been obligated on any loan which resulted in foreclosure, transfer of title in lieu of foreclosure, or judgment?	If yes, please state with specificity
Have you owned property foreclosed on for tax-delinquency?	If yes, please identify the tax map and parcel, city, county and state.
Have you or an immediate family member previously owned the property for which you are applying?	If yes, please explain how you divested of the property.
Have you or any property in your ownership or control been cited by a City Code Enforcement Official for any code violation?	If so, when? Which City or County and state?

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Have any of your current properties been vacant for more than 6 months in the last 36 months?	If yes, which properties? (Please list)
Do you own an adjacent property? (provide tax map and parcel and address)?	(provide tax map and parcel and address)
Do your plans comply with existing zoning ordinance	Yes or no

- Note: Existing code violations, including violations of the vacant property code, may result in disqualification.

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Property

Address(es) of the property you are interested in purchasing:

This is a: Single-Family House OR Vacant Land

Development/Management Plan

Redevelopment

I plan to: Renovate

Management

Occupy this property as my primary residence

(Check all that apply)

- Occupy/Operate As-Is
- Demolish/Deconstruct
- New Construction

- Occupy this property with my own business
- Operate this property as a rental
- Redevelop and re-sell to an owner occupant
- Redevelop and re-sell
Ancillary use (garage, shed,
Open space/yard)

Please briefly describe your intended use: _____

Development Plan: Attach detailed work specifications and an itemized budget for all work to be completed. Ensure that these include the Land Bank's minimum energy upgrade standards, if applicable to your project. If proposing new construction, include schematic drawings. Include a brief description of the project, whether the applicant will undertake certain portions of the project or hire contractors, and an estimated timeline for completion. In addition, attach **proof of financing** available to complete the work proposed. Acceptable forms of proof of financing include:

- Bank statement Loan Pre-Qualification Letter
- Letter of Credit Grant Award/Funding Commitment Letter

Management Plan: If the applicant plans to manage the property as a rental, attach a monthly income and expense budget for the property and a narrative description of your marketing plan, management procedures, standard lease agreement, and anticipated market served.

Financial Ability to Maintain Property: If the property is to be owner-occupied, provide documentation of current income (W2 or three recent pay stubs) and an estimate of anticipated mortgage, taxes, insurance, and maintenance costs.

Applicants' Experience/Qualifications: Unless the purchaser plans to occupy/operate the property in as-is condition, they must attach a narrative description of their experience completing similar development or renovation projects, their qualifications or training to complete the project, and/or their plan to engage qualified individuals to complete the project.

- Narrative
- Qualifications
- Plan

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If you plan to occupy the home yourself, have you owned a home before? ___Y ___N

If you plan to manage as a landlord, you must be located in Summers County or an adjacent county or you must have a local property manager.

Property Manager's Name:

Phone number:

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Attachments (see previous page for description of each attachment)

Remember to include all applicable attachments:

- Description of applicant's experience/qualifications to complete the proposed project
- List of other properties owned in Hinton
- Redevelopment Plan and Proof of Financing
- Management Plan (for rentals) or Evidence of Financial Ability to Maintain the Property (homeowner)
- Purchase Contract (offer)
- Concept plan/rendering (for vacant lots only)
- Articles of Incorporation or Articles of Organization (corporate applicants)
- Copy of Applicant's Photo ID
- Purchase Agreement Application

Signature

The applicant hereby certifies that the statements contained in this application are truthful and complete and agrees to provide further documentation upon request. Attach a copy of the applicant's photo ID. This application does not guarantee transfer of property; all sales are subject to approval by the Hinton Land Reuse Agency Board of Directors.

Signature

Date

Name (print)