

SCOPE OF REPAIRS

INSTRUCTIONS

Use this form to list the repairs that you intend to make if your offer for the property is accepted. For each repair item listed, enter the amount you will spend on that item. If a repair item is not needed, enter N/A.

In the sentence at the top of the form, enter the amount of time that you are requesting to complete the repairs. The standard allowance is 120 days, but this is negotiable depending on the extent of repairs required.

The total cost of the repairs can be counted as part of your offer for the property. The cash amount plus value of repairs will equal the total offer amount. **The Land Bank will make the final determination of the value of repairs to be credited towards the offer amount. Also, other needed repairs may be identified during staff review of your offer. A final and agreed upon scope of repairs must be established before the offer is considered complete and presented to the Board for consideration.**

If your offer is accepted, this scope of repairs will be included in a deed of trust to ensure that the repairs are completed within the time period indicated. The value of the repairs form part of your payment towards the purchase of the property and the deed of trust will ensure full payment is received by the Land Bank.

Contact the Land Bank at (816) 513-9020 with questions.

Scope of Repairs

Renovations and replacements with the following being the minimum amount of work to be undertaken within _____ days from the transfer of ownership:

ITEM	VALUE
Repair/replace roofing material	
Repair/replace broken or missing windows/doors	
Repair/replace defective siding on exterior walls	
Repair foundation by patching cracks, replacing missing material, stabilizing structure	
Repair/replace chimney	
Repair/replace soffits and or eaves	
Repair/replace defective steps/stairs	
Repair/replace defective sidewalks and driveways with solid impervious material	
Repair/replace defective porch	
Scrape and paint exterior surface material	
Repair/demolish accessory structure	
Repair/replace defective or missing electrical system wiring/fixtures	
Replace/install fire detector	
Repair/replace defective or missing plumbing lines, sinks, toilets and fixtures	
Repair/replace kitchen cabinets	
Repair/replace defective or missing heating system	
Repair/replace defective or missing hot water tank	
Repair/replace defective interior walls, ceilings and floors	
Repair/replace defective stairways	
Repair basement walls	
Remove trash and debris from interior and exterior areas	
Other:	
Other:	
Other:	
TOTAL VALUE:	

The renovations must bring the structure into compliance with the Property Maintenance Code of Kansas City, Missouri. Such renovation listing is for the approval by the Land Bank purposes only and monitoring compliance with the Deed of Trust, and shall not be deemed to limit the building code and permit requirements otherwise applicable by the City of Kansas City, Missouri.

Lender and Borrower acknowledge the renovation costs could exceed the total value shown above. All renovations shall be paid by Borrower, but in any event sources other than Lender.