



LAND BANK OF KANSAS CITY, MISSOURI
PROPERTY PURCHASE APPLICATION
Business Entity

IMPORTANT APPLICATION INFORMATION

- To purchase Land Bank of Kansas City, Missouri ("Land Bank") property AS IS, with or without a structure, complete the following forms and return them to the Land Bank. If you wish to purchase more than one property, use a separate application for each property.
Land Bank staff will review this request and confirm that it is in compliance with the Policies and Procedures, as well as existing Land Bank and neighborhood plans, prior to submitting it to the Board of Commissioners for approval. This application is a statement of interest only. Receiving it does not commit the Land Bank to transfer property.
Application Fee- There is a \$25.00 non-refundable application fee, payable by cashier's check or money order. There is an additional \$10.00 non-refundable application fee for each person added to the deed. All entities must have a resolution authorizing an individual to purchase the property, any individuals authorized will be required to fulfill a criminal background check.
Activation Fee- There is an additional, separate fee, to be paid in the form of a separate cashier's check or money order, before the offer is submitted to the Board for consideration. Upon Board approval of the offer, this activation fee will be applied to the total purchase price of the property. If the offer is rejected by the Board, the activation fee will be refunded to the Applicant. The activation fee will not be refunded if, for any reason, the Applicant does not close on the property sale.

The amount of the activation fee shall be as follows:

Table with 2 columns: Property Type and Activation Fee. Rows include Side lots and Unusable Property (No Activation Fee Required), Vacant Lots (\$75.00), Single Family Residential Structures (\$100.00), and Commercial Structures and Multifamily Resident Structures (\$500.00).

- Proof of Financing- Please show documentation for funding immediately available for the full amount of the total project cost and explain in detail the financing for the total project costs. Include documentation of financing sources such as: checking and savings accounts.
The Land Bank will place a lien on the property to guarantee that the taxes are paid for three years, the property remains nuisance free for three years, and the proposed improvements/renovations are completed to Land Bank standards. This lien will be in the form of a deed of trust. 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.
Please submit: 1) Application, 2) Rehab/Construction Plan, 3) Timeline of Repair, 4) Proof /Source of Financing 5) Required Business documents, 6) Application fee, and 7) Activation fee to:
- The Land Bank of Kansas City, Missouri, 4400 Blue Parkway, 1st Floor, Kansas City, Missouri 64130.
- Please allow at least 30 days for your application to be processed.
- All applicants must present a current government photo identification when submitting.
- All applicants must present a Social Security Card for verification.

**LAND BANK OF KANSAS CITY, MISSOURI
CONTACT INFORMATION**

Name of Business Entity: _____
(As it appears in business filings with the Missouri Secretary of State)

Applicant Name(s): _____
(Individual(s) that will be authorized to sign the necessary property documents)

Mailing Address: _____ City, State, Zip: _____

Daytime Phone #: _____ Alternate Phone #: _____

Email Address: _____

Tax ID Number: _____ Charter Number: _____ State Created in: _____

Local Agent Name: _____ Agent Company: _____
(Authorized to accept code violations or other service of process, KCMO address required)

Agent Address: _____ Kansas City, MO, Zip Code: _____

PROPERTY INFORMATION

Address: _____ OFFER: \$ _____

PROPOSED USE OF THE PROPERTY:

**FOR REHABILITATION OF EXISTING STRUCTURES OR CONSTRUCTION OF STRUCTURES ON CURRENTLY
VACANT LOT(S)**

Attach the following documents, along with the application:

Applicant Initials:

- 1. Rehabilitation/Construction specifications. Describe in detail: 1) repairs/construction to be completed 2) estimated cost for each item 3) name(s) of contractor, developer or person who will perform the work.
- 2. A timeline for the completion of the project.
- 3. Project financing. Describe the source and amount of funding to complete the entire project.
- 4. Required Business documents for the type of entity, listed on page 8.

LAND BANK OF KANSAS CITY, MISSOURI

FOR VACANT LOTS/LAND WHERE NO CONSTRUCTION IS PLANNED

Describe the plan for the use of the vacant lot. Include a time line and how you will cover the cost of the project.

If planned rehabilitation or construction, has the entity rehabilitated or constructed structures previously?
Please describe past experience.

Has the entity, officers, or authorized signing agents previously purchased property from Land Bank of Kansas City or Kansas City Homesteading Authority?

Yes **No**

If so, please list the street addresses of all previously purchased properties.

Does the entity own other properties? If so, please list the addresses. (Please use additional pages if necessary)



LAND BANK OF KANSAS CITY, MISSOURI BACKGROUND CHECK FORM

A background check will be performed in order to determine compliance with the Land Bank 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.
- Has not been convicted of crimes involving the sale of illegal drugs, prostitution, operating a nuisance business for the last five years, and is not required to be registered as a sex offender.

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.

The information on this form will be kept confidential.

For corporations and other business entities, the background check will be performed for the person authorized by the entity to sign and submit the application to purchase property.

Please print clearly:

Name (first, middle, last):			
Home Address/City/State/Zip:			
Date of Birth:		SSN:	

SCOPE OF REPAIRS

Use the form on the next page to list the repairs that the entity intends to make if the offer for the property is accepted. For each repair item listed, enter the amount that will be spent 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 the 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 the 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 the 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 the payment towards the purchase of the property and the deed of trust will ensure full payment is received by the Land Bank.

Scope of Repairs

Renovations and replacements with the following being the minimum amount of work to be completed within 120 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 scope of repairs must bring the structure into compliance with the Property Maintenance Code of Kansas City, Missouri. The scope of repairs is used for consideration purposes by the Land Bank, in the application process and for monitoring compliance with the Deed of Trust. The Deed of Trust shall not be deemed to limit the building code and permit requirements otherwise applicable by the City of Kansas City, Missouri. Compliance inspections shall be conducted in accordance with the Deed of Trust for Land Bank purposes only.

- 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.
- Applicants are required to pull all necessary permits before beginning work on the structure.

LLC and Corporation Business Documents for Land Bank

Documents Required for Profit and Non-Profit Business Entities

- **LLC**

- Certificate of Good Standing from Secretary of State Missouri
- Articles of Organization
- Designation of authorized local agent – (Articles of Incorporation)
- LLC Real Property Manager's Affidavit (City Clerk's Office)

- **Corporation**

- Certificate of Good Standing from Secretary of State Missouri
- List of all owners, officers, members or partners of the entity and their primary residence
- Designation of authorized local agent – (Articles of Incorporation)
- Board resolution authorizing purchase of the property
 - all members/partners will have to sign

- **Foreign Corporation**

- **Must be registered with the Secretary of State Missouri**
- Certificate of Good Standing from the Secretary of State in the state where the LLC or Corporation was organized
- List of all owners, officers, members or partners of the entity and their primary residence
- Designation of authorized local agent – (Articles of Incorporation)
- Board resolution authorizing purchase of the property
 - all members/partners will have to sign.