



DEVELOPER PRE-APPLICATION

Erie Land Bank seeks to transfer properties to responsible buyers who can successfully demonstrate a viable plan for the property. This pre-application is submitted to the Erie Land Bank (ELB) for the **possible** purchase and rehabilitation of the properties that the ELB puts forward for proposals. I/we understand that this pre-application will determine our eligibility requirements to submit a Proposal for the Development of a Distressed Property. If approved, this form is good for one year for all ELB properties. You must complete this form in its entirety for it to be considered.

All Applications should be submitted via email to mkiehl@redeveloperie.org or by mail to: Erie Land Bank 626 State Street, Suite 107 Erie, PA 16501 If you have any questions about submitting this application or acquiring a property through ELB, please call 814-870-1540

Property of Interest (if any): _____

Buyer Information:

Name: _____

Address: _____

City, State, ZIP: _____

Telephone and/or E-Mail Address: _____

Today's Date: _____

Intended Use:

- Owner-Occupancy Rental/Investment Rehabilitate and Sell

How did you hear about the Erie Land Bank?

- Internet Social Media Yard Sign News Word of Mouth Other _____

Internal Use Only

Date Received	Complete Application?	Funds	Tax or Utility Delinquencies?	Owns Other Blighted Properties?	Previous Projects

Do you plan to personally occupy this property? **Yes** **No**

If yes, would you be willing to sign a Guarantee of Owner Occupancy? A Guarantee of Owner Occupancy statement guarantees that you will live in the property per the Erie Land Bank's policies and procedures for a minimum of five years.

Yes or No: (please explain answer): _____

Qualifications: Identify qualifications of the individual(s) involved in the rehabilitation of this property.

Proof of Necessary Finances: Please provide an explanation of how the property sale and renovations will be financed. All applicants are required to demonstrate that they have secured sufficient funds to cover all acquisition costs AND all renovation costs at the time of application submission. Failure to have sufficient funding to cover all acquisition costs and all renovation costs will mean your application will be deemed ineligible. _____

List any past rehabilitation/development projects you have completed or been involved with (include addresses and scope of work):

Terms & Conditions

Please carefully read all the following terms and conditions and initial next to each to acknowledge your understanding. Acknowledgement of these terms and conditions is required for a complete application.

Qualifying Applicant

_____ This pre-application is made to the Erie Land Bank for the possible purchase and development of a property and indicates my/our willingness to enter into a sales/purchase agreement with the Erie Land Bank.

_____ I/We are willing to enter into a "Purchase and Development Agreement" which will stipulate a time frame for correction of all Property Maintenance Code violations, completion of the rehabilitation, and other terms which may limit the purchaser's ability to market or sell the property prior to completion of the rehabilitation.

_____ The Applicant does not currently, or during the past five years, own a property that is or was subject to property tax foreclosure proceedings. (On behalf of yourself and any business of which you are/were a shareholder, partner, member or officer.)

_____ The Applicant does not have any ownership interest in any properties that are delinquent on their municipal taxes, school taxes, county taxes, water, sewage, or refuse bills or any other public lien. (ELB reserves the right to request documentation pertaining to the payment of taxes and municipal fees on properties.)

_____ The Applicant does not own any properties that are currently blighted or have un-remedied code violations or unpaid state and local fines on properties owned in part or in full by the Applicant. (ELB reserves the right to collect code information on the Applicant's properties and any violations that are identified will be grounds for ineligibility. The ELB also reserves the right to inspect the general condition of properties owned by the Applicant and may decline to work with an Applicant if the Applicant owns property that violates local and state property/building codes.)

_____ The Applicant does not own property which has a history of criminal activity or that has been the subject of any disruptive property or nuisance ordinance prosecutions during the Applicant's ownership.

_____ The Applicant has not violated any previous agreements with ELB or relinquished ownership of properties previously acquired from ELB back to ELB.

_____ The Applicant is aware ELB reserves the right to request references, of any Applicant, at ELB's discretion. If requested, references must be provided within 5 business days of the request.

Property Plan

_____ The Applicant plans to maintain and develop any ELB property in a fashion that is compliant with local, state or federal code or law and will pull all necessary permits for work required.

_____ The Applicant plans to maintain or develop the property in a fashion that complies with local zoning and ordinances and the proposed end use complies with the Applicable zoning and local laws.

_____ The Applicant is aware that the property must meet building code requirements, complete necessary inspections and permits, and provide documentation of necessary inspections and permits at the completion of the rehabilitation project.

