

Rome-Floyd County Land Bank Authority
PROPERTY APPLICATION INFORMATION

The purpose of this document is to declare the intent of the identified developer/organization/ individual to purchase the "Property of Interest" from the Rome-Floyd County Land Bank Authority within sixty days of the RFLBA having possession.

APPLICANT

Developer/Organization:

Contact Person:

Non-Profit For-Profit

Individual Name:

Phone:

Fax:

E-mail:

Address:

City:

State:

ZIP Code:

PROPERTY

Property of Interest is owned by:

- Rome-Floyd Land Bank Authority
 City of Rome
 Floyd County

Address of Property:

City:

State:

ZIP Code:

Parcel #

DEVELOPMENT PROPOSAL: ATTACH A BREIF DESCRIPTION OF YOUR PROPOSAL THAT INCLUDES THE INTENDED USE OF THE PROPERTY; THE TOTAL PROJECT COST; FUNDING SOURCE FOR THE PROJECT AND THE TIME FRAME FOR COMPLETION.

***YOU MUST INCLUDE A PRICE/OFFER FOR THE PROPERTY THAT YOU WOULD LIKE TO BE CONSIDERED BY THE LAND BANK AUTHORITY IN YOUR PROPOSAL. ONCE A PRICE IS AGREED UPON, A SALES CONTRACT WILL BE SIGNED AND A CLOSING SCHEDULED.**

Non-Refundable Down Payment

A 10% (earnest money) down payment is due at the time of application approval. The payment is non-refundable and will go towards the purchase price. Checks or money orders should be made payable to the Rome-Floyd County Land Bank Authority.

Date: Check # Money Order

**Mail completed applications to:
Rome/Floyd County Land Bank Authority
P.O. Box 1433
Rome, GA 30162-1433**

Property information to be completed by Rome-Floyd Land Bank Authority

Property has a structure

Yes No

Property is a Vacant Lot

Yes No

Type of Structure:

Condition of Structure:

Zoning Information:

Flood Zone:

Yes No

Utilities Available: Water
 Sewer
 Septic Tank

Lot Size:

Tax Assessor's Office: Attach Property Appraisal

Building Inspection Dept.: Attach any property maintenance, demolition liens/cleaning fees, etc.

These requirements **MUST BE MET** to acquire properties through the Land Bank Authority:

- The property must be located in Floyd County
- The property requested is vacant
- The Applicant has no fines or delinquent taxes owed to the local governments
- All properties owned by the Applicant are in good standing and have no violations of city code or open property maintenance cases with the Rome/Floyd Building Inspection Department
- The Applicant has not had a property foreclosure filed against them within the past seven (7) years.
- All business entities are active and in good standing with the Secretary of State
- All Applicants are in good standing with the Department of Revenue and IRS

Please read the following, sign and date that you have read and understand the information:

- An application will not be approved unless the applicant has sufficient funds to purchase the property and to perform any proposed improvements. Evidence of funding is required. The Land Bank will only accept a bank check or other type of payment with guaranteed funds such as a cashier's check, certified check from a title company escrow account, or money order.
- The Land Bank reserves the right to condition the sale on the buyer's acceptance of deed restrictions and/or other agreements. The Land Bank reserves the right to accept or reject all land use/development proposals and offers for purchase.
- The Land Bank Board of Directors must authorize all transactions.
- The potential property owner must obtain the necessary building permits and meet zoning requirements established for the proposed property for which they plan to develop as applicable.
- Buyer agrees to accept title "as is", without warranties or representations by the Land Bank including, without limitation, the property's suitability; habitability; fitness of buyers intended purposes of the property; environmental site conditions; zoning; adequacy of utility services; warranties of merchantability; or defects in the property's title. Buyer agrees to hold harmless and release the Land Bank for all conditions known and unknown to the property.
- Buyer agrees to indemnify, protect, hold harmless, defend, and release the Land Bank from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorney's fees asserted against, incurred, or suffered by the Land Bank resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the Land Bank or its agents, employees, or contractors. Nothing in this article restricts the Land Bank's rights and remedies available at law or in equity.

Signature (required)

I have read and understand the information provided above. All information that I have provided is accurate to the best of my knowledge and will remain confidential.

Signature of Applicant: _____ Date: _____

