



Wayne County Land
Reutilization Corporation
C/O: Wayne County Commissioners
428 W. Liberty Street
Wooster, Ohio 44691

330-287-5400

www.waynelandbank.org

REHAB APPLICATION

Application will NOT be processed if not completed in its entirety.

Applicant Information

Name of Applicant(s): _____

Address: _____

Phone: _____ Alternate Phone: _____

Email: _____

Address of property requested: _____

Parcel No(S): _____

I own properties in Wayne County under the following names (i.e. Corporate Names, Business Names, Maiden Names, etc.) _____

Owner Occupant(s) fill out all yellow sections

This property will be used as my primary residence for a period of no less than 5 years. Plans, timelines, funding resources may be required along with application.

This property will be used for investment purposes and it will be rehabilitated and returned to residential use and as an improvement to the surrounding neighborhood. Applicant agrees to use his/her best efforts to accomplish these purposes. Further Applicant agrees that the property shall be habitable for a period of not less than 5 years. Plans, timelines, funding resources may be required along with application.

Property will be used for reasons listed (i.e. redevelopment, business, non-profit, etc.). (Plans, timelines, funding resources may be required along with application). Deed restriction may apply.

OWNER OCCUPANT APPLICANT(S) INFORMATION (ONLY)		
Present Address _____ Own _____ Rent Number of years at present location _____	Present Address _____ Own _____ Rent Number of years at present location _____	
Monthly Rent: \$ _____ If less than 2 years Previous Address	Monthly Rent: \$ _____ If less than 2 years Previous Address	
_____ Own _____ Rent Number of years at location _____	_____ Own _____ Rent Number of years at location _____	
SS Number		
EMPLOYMENT INFORMATION Name, Address, Phone of Current Employer	Cable \$ Phone \$ Cell Phone \$	
Monthly Gross Income \$ _____ Years on this job _____ If less than 2 years - Name, Address, Phone of Previous Employer		
MONTHLY INCOME		
Monthly Gross Income \$ _____		
Years on this job _____		
MONTHLY INCOME		
Gross Monthly Income	Applicant	
Employment Income	\$	
TANF	\$	
Food Stamps	\$	
Social Security	\$	
SSI	\$	
Disability	\$	
Alimony	\$	
Child Support	\$	
Retirement		
Other	\$	
Total Income	\$	
MONTHLY EXPENSES		
Monthly Expenses	Applicant	
Rent	\$	
Gas	\$	
Electric	\$	

Name, Address, Phone of Current Employer

Monthly Gross Income \$ _____

Years on this job _____

If less than 2 years - Name,
Address, Phone of Previous
Employer

Monthly Gross Income \$ _____

Years on this job _____

Co-Applicant

\$
\$
\$
\$
\$
\$
\$
\$
\$
\$
\$
\$

Co-Applicant

\$
\$
\$
\$
\$
\$

Car Payments Year, Make, Model of Vehicles	\$	\$
Car Insurance	\$	\$
Life Insurance	\$	\$
Child Care	\$	\$
Credit Card Payment(s)	\$	\$
Student Loans	\$	\$
Alimony/Child Support	\$	\$
Rent – to – Own	\$	\$
Medical	\$	\$
Other	\$	\$
Total Expenses	\$	\$

ASSETS

Checking Account Balance \$ _____ Name and Address of Bank/Credit Union	Checking Account Balance \$ _____ Name and Address of Bank/Credit Union
Savings Account Balance \$ _____ Name and Address of Bank/Credit Union	Savings Account Balance \$ _____ Name and Address of Bank/Credit Union
Other (IRA, Retirement, Income Tax Refund) Name and Address of Institution Balance \$ _____	Other (IRA, Retirement, Income Tax Refund) Name and Address of Institution Balance \$ _____

DECLARATIONS (Give details)

REHAB FUNDING SOURCE:

Does Applicant(s) have any debt because of a court decision?

Has Applicant(s) declared bankrupt? When?

Is Applicant(s) currently involved in a lawsuit? If yes, explain.

Is Applicant(s) a U.S. citizen or permanent resident?

Circle Yes or No – Answers include all properties owned/managed by applicant by name listed on application or any other Corporate Names, Business Names, Maiden Names, etc.

- | | | |
|-----|----|--|
| Yes | No | Have you or a <i>family member owned</i> or used (rented, leased, occupied) this property as a personal residence at any time during the past twelve (12) months. |
| Yes | No | I have had codes or ordinance violations on properties I own and or manage. |
| Yes | No | I have no delinquent property taxes in Richland County. |
| Yes | No | I had tax foreclosure filed against me within the past 10 years. |
| Yes | No | I agree to pay future property taxes on this property if I am given ownership. |

Land Bank will form a letter to the auditor requesting that all side lot parcels be combined with the End Users adjacent property parcel.

SIGNATURE

I understand that by filing this application, I am authorizing Land Bank to evaluate my actual ability to afford, rehab, maintain, pay property taxes and other expenses of homeownership. I understand that the evaluation will include personal information. I have answered all questions on this application truthfully. I understand that if I have not answered the questions truthfully, my application may be denied and be disqualified from the Land Bank Rehab program. The original application will be retained by Land Bank even if application is not approved

PURCHASER IS REQUIRED TO SIGN AN ACKNOWLEDGEMENT THAT PURCHASER IS ACCEPTING THE PROPERTY SOLELY IN RELIANCE ON PURCHASER'S OWN INVESTIGATION, AND THE PROPERTY IS IN "AS IS, WHERE IS" CONDITION WITH ALL FAULTS AND DEFECTS, LATENT OR OTHERWISE.

Evaluation shall require the applicant to provide supporting documentation upon request. Falsification of any requested information or documentation shall result in denial of the application.

Your independent contractor estimates is for the cost of the minimum necessary repairs to bring the property to acceptable Land Bank standards. Minimum standards include but are not limited to:

- All electrical systems checked and/or repaired/replaced by a permitted electrical contractor
- All plumbing systems checked and/or repaired/replaced by a permitted plumbing contractor
- All heating/cooling systems checked and/or repaired/replaced by a certified heating/cooling contractor.
- Existing structural issues repaired by a certified contractor.
- Removal of existing rubbish (dumpsters)
- Estimate must include making kitchen and main bathroom functional

Additional standards will be reviewed on a property by property basis.

Applicant must be able to finance or have funds on hand to complete necessary repairs to be considered for this program.

Owner Occupant Residential Rehab – Residential Properties, Board of Directors will determine the price based upon, but not limited to, location, condition, and Land Bank funds invested into property. Recording fee will be added. Land Bank Board of Directors will consider offers on a case by case basis.

Investment/Commercial Rehab Properties – Property with structures for commercial redevelopment may be purchased in accordance to the Rehab Policies and Procedures fair market value or at auction (based on letter of opinion from qualified realtor) or from Land Bank Public Auction (pre-qualification required) plus \$89.00 recording fee.

Pricing Guidelines available at www.richlandcountylandbank.org

Signature of Applicant: _____ Date: _____

Signature of Co-Applicant: _____ Date: _____

You will be given a quit claim deed with purchase. All properties are sold AS IS.

**Please submit this completed application to: WCLRC C/O: Wayne County Commissioners
428 West Libert Street
Wooster, Ohio 44691**