



City of Dayton, Ohio Lot Links Program



PARCEL NO. _____

1. Applicant Information:

Applicant's Full Name: _____ Date: _____

Address: _____

City: _____ State: _____ Zip: _____

Home Phone: _____ Work Phone: _____

E-Mail Address: _____

Please use the name you want on your deed. The application name cannot be changed once it has been submitted.

A tax foreclosure can take a long time. To ensure we are able to reach you when the process is complete, tell us if your phone number or address changes by calling 937-333-7379.

2. Property Information:

1. Address of the Property/Properties: _____

Type of Property: Vacant Lot () Lot with Structure ()

2. Reason for Acquiring Property:

() Yard Extension () Rehab of Existing Structure* () New Construction

*If you checked "Rehab of Existing Structure" please circle reason for rehab below:

to live in for rental income to sell for profit to operate a business

Please contact the Zoning Department by calling them before submitting an application to make sure whatever you plan to do with the property is a permitted use for how the property is zoned. They can be reached at 937-333-3887.

3. New Construction/Commercial Property/Apartment Buildings:

The Zoning Administrator's signature is required on the Zoning Acknowledgement form if you plan new construction on a vacant lot, or are applying for a commercial property, or are applying for an apartment building with more than 2 units.

How do you intend to finance the rehab/new construction? _____

Are you working with a local non-profit/neighborhood organization? Yes No

If so, please identify _____

Before applying for a lot with a building on it, you should check for code violations & see if it is on the list for demolition:

<http://www.cityofdayton.org/departments/bs/Pages/DisclosureOrdinanceandForms.aspx> and click on "property disclosure database".

Once you take ownership of a property, Housing Inspection is notified & you are expected to apply for permits & quickly bring the property up to code to avoid tickets and/or legal orders being issued in your name.

Please INITIAL each line (no checkmarks or x's) on each line below:

- _____ I attest that the information in this application is accurate
- _____ I attest that my own property taxes are not in arrears and understand that no property will be transferred to my name as long as I and/or my spouse have/has unpaid taxes and no monies paid will be refunded to me
- _____ I understand I have no legal right to be on the property or enter any structures on the property for any reason until the foreclosure is over and I have possession of the deed and that if am found to have removed anything from the property I will be guilty of burglary/theft and subject to prosecution and will be banned from the program and will forfeit any deposits or monies paid for properties.
- _____ I understand the City of Dayton reserves the right to reject any application without cause at any time.
- _____ I understand the tax foreclosure process may take two years
- _____ I understand the deposit is not refundable if I change my mind for any reason, including vandalism, fire, or demolition of the property
- _____ I understand the deposit submitted with this application is a deposit only, and the final payment may be \$2,000 or more
- _____ I understand all housing and/or zoning code violations on the property will be my responsibility to abate once I take ownership
- _____ I understand I am responsible for obtaining all necessary permits for rehabbing the property
- _____ I understand the final cost is not payable in installments and that I will have only 30 days to pay and if I do not pay within 30 days my deposit will be kept and I will have no rights or interest in the property
- _____ I understand it is my responsibility to verify my plans are acceptable to the Zoning Department prior to submitting an application
- _____ I understand it is my responsibility to confirm the possibility of demolition of any structures prior to submitting an application
- _____ I understand it is my responsibility to confirm property is vacant and abandoned; no one can be living in/using any structure on the property; property cannot be actively listed for sale/rent, there can be no active utility consumption. Should it be determined that this property is not vacant and abandoned, half of my deposit will be kept by the City of Dayton
- _____ I attest that I will not live in or rent or transfer ownership of this property after acquiring it without first completing all rehab work to bring the property up to code and I agree to periodic inspections by a City Housing Inspector throughout the rehab process
- _____ I understand I will be banned from the program for any of the following: submission of a returned check, failure to allow an inspection, failure to submit a completed survey, sale of the property to anyone who is in arrears on property taxes, failure to complete the rehab of a property, failure to pay for and take ownership of any property I have applied for upon completion of the foreclosure
- _____ I understand the Montgomery County Treasurer charges taxes one year behind. This means for example, if I take possession of a Lot Links property on the last day of December, I will be responsible for the tax bill that comes in January even though I did not own the property during the year billed
- _____ I understand the City of Dayton will wipe out any back and/or pending water charges as of the date the City takes ownership but I must schedule the water department to come out to read/inspect the meter immediately upon taking possession in order to avoid estimated water charges that cannot be reversed

REQUIRED ATTACHMENTS

- _____ If not applying as an individual, I attest that I have authority to apply on behalf of the applicant organization, and have **attached proof of the legal existence of the organization from the Secretary of State, and of my position with said organization**
- _____ I have **attached the required copy of my current State of Ohio ID or Driver License**
- _____ I have **attached a current photo I have taken of the property I am applying for** (we do not accept emailed photos or photos that have been downloaded from the internet). You must visit the property and take a current photo
- _____ I have **attached my check or money order payable to the City of Dayton** in the correct amount. We do not accept cash or credit cards

Applicant Signature: _____ Date: _____

Print Your Name: _____ Date: _____

DEPOSIT IS REQUIRED UPON APPLICATION SUBMISSION

DEPOSIT AMOUNTS:

VACANT LOTS \$500

SINGLE FAMILY STRUCTURES \$750

MULTI-UNIT APARTMENTS OR COMMERCIAL PROPERTIES \$1000

**Make Check or Money Order Payable to:
City of Dayton
& return to:**

***City of Dayton
Lot Links/REAP Program
Dept. of Planning & Community Development
101 W. Third St.
P.O. Box 22
Dayton, OH 45401***

FOR MORE INFORMATION ABOUT THE LOT LINKS PROGRAM:

***Visit the Lot Links webpage at
<http://www.cityofdayton.org/departments/pcd/Pages/LotLinksProgram.aspx>***

Call 937-333-3775 for additional recorded program information

Call 333-3670 if you have questions