



3820 Cleveland Avenue, Columbus, Ohio 43224
614-471-1480

APPLICATION TO PURCHASE A VACANT LOT

MISSION

The purpose of the sale of Clinton Township owned properties is to strengthen and enhance our neighborhoods, by placing vacant lots in a productive use and position.

OVERALL PROCESS

The submission of an Application is a statement of interest and in no way serves as a commitment that the Township will transfer the property to the Applicant.

The purpose for including the steps below is to provide you with general information about the overall process that may be followed if your Application is approved by the Township. By submitting an Application you acknowledge that these steps are for informational purposes only and the Township is not bound to, and reserves the right to modify, change, or omit one or more steps at any time for any or no reason, and without prior notice.

1. Applicants are encouraged to submit a complete Application as soon as possible.
 - **Note:** Completed Applications should be returned to:
Clinton Township Board of Trustees
3820 Cleveland Avenue
Columbus, Ohio 43224
2. The Township will review complete applications.
 - **Note:** Please allow at least 60 days from the date of submission of a completed Application for processing.
3. If the Board of Trustees approves of an Application, the Board will authorize the Township Administrator to reach out to the Applicant of the approved Application, and provide the Applicant with an opportunity to request a draft Offer to Purchase Contract.
4. If the Applicant requests a draft Offer to Purchase Contract, the Applicant will have a specified period of time to review, sign, and return the Offer to Purchase Contract to the Township.
 - **Note:** The Offer to Purchase Contract shall not be valid until both the Applicant and the Township execute the Offer to Purchase Contract.
5. After both the Applicant and the Township execute the Offer to Purchase Contract, the parties will schedule the date of closing of the sale of the Property.

6. If terms and conditions of the Offer to Purchase Contract have been met and are adhered to, it is anticipated that the sale will close at closing.

GENERAL INFORMATION

Complete this Application if:

- You own property that shares a property line or is otherwise close in proximity with a vacant lot owned by Clinton Township, Franklin County, Ohio (the “Township”) and want to purchase the vacant lot.
- You want to purchase the vacant lot to construct a residential structure, or use the lot for some other purpose.

Do NOT Complete this Application if:

- You, or a company/other entity that you control, owns a piece of property within Franklin County, Ohio that is currently delinquent on real property taxes.
- You, or a company/other entity that you control, owns a piece of property within Franklin County, Ohio that is currently in violation of any zoning regulation or any other local restriction, resolution, or ordinance.
- You, a company/other entity that you control, or a member of your immediate family, previously owned the property for which you are submitting this Application that was transferred as a result of a tax foreclosure.

Property Listings:

- Properties that are available for purchase, and the purchase price, are listed at: www.clintontwp-columbus.org.
- You may submit a completed Application for any of the listed properties, however, please be advised that while the Township makes every effort to ensure that the list is current and up-to-date, it may be possible that a property listed on the website is no longer available for purchase.

Other Considerations:

- The Township may request supplemental information or have follow-up questions regarding your Application. Failure to submit a complete Application; provide the Township with any requested supplemental information; or respond to follow-up questions, may result in your Application being disqualified from consideration.
- The Township reserves the right, in its sole and absolute discretion, to:
 - accept or reject any and all submitted Applications;
 - give priority of purchase to an adjacent, or otherwise close in proximity, property owner;
 - limit the number of properties transferred to one person or company/other entity that you control, and/or
 - condition the sale on the prospective purchaser’s acceptance of deed restrictions on the property. These restrictions may include restrictions to ensure the property is properly maintained and cared for, and/or require that any residential structures built thereon be owner occupied.

- ALL PROPERTIES ARE SOLD “AS-IS” WITHOUT ANY WARRANTIES OR REPRESENTATION BY THE TOWNSHIP, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTY OF CONDITION, HABITABILITY, SUITABILITY, OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, OR ANY ENVIRONMENTAL OR SOIL CONDITION THAT MAY OR MAY NOT BE PRESENT, OR DEFECTS IN THE PROPERTY’S TITLE.
- IF YOU ENTER INTO CONTRACT WITH THE TOWNSHIP TO PURCHASE A PIECE OF PROPERTY AND YOU DESIRE TITLE INSURANCE, IT IS YOUR SOLE AND ABSOLUTE RESPONSIBILITY TO OBTAIN SUCH, AND WILL NOT BE PAID FOR OR OTHERWISE PROVIDED BY THE TOWNSHIP.
- IF YOU ENTER INTO CONTRACT WITH THE TOWNSHIP TO PURCHASE A PIECE OF PROPERTY, YOU SHALL BE RESPONSIBLE FOR ALL CLOSING COSTS ASSOCIATED WITH THE TRANSACTION.

Acknowledgement:

I have read and understand the information and qualifications outlined above.

_____ Date: _____

Applicant Signature

APPLICATION

The submission of an Application is a statement of interest and in no way serves as a commitment that the Township will transfer the property to the Applicant.

Applicant Information:

Note: *The Township will use the information provided below in the event it needs to contact you regarding your Application. It is your responsibility to update this information with the Township as necessary.*

Applicant
Name: _____
Co-Applicant _____ **Name** _____ (if
any): _____
Company/Organization: _____

Address: _____

Phone
Number(s): _____
Email(s): _____

Property Information:

	Franklin	County	Parcel	ID
Number:	_____			
	Address/Lot _____			
Location:	_____			

Desired Use (Select One):

The Applicant is interested in obtaining the Property for:

[] **a yard/lot extension to property that I/we currently own and is contiguous to or otherwise close in proximity to the Lot.**

- Address of your Property: _____
- Provide an explanation of the nature of the current use/operation of your property that is contiguous or otherwise close in proximity to the Lot (for example: owner occupied/rental property/vacant lot): _____

[] **a vacant lot to construct a residential structure, or to use for another purpose.**

- Provide an explanation of how you would use/operate the property, including any improvements (for example, a residential structure, garden, recreational equipment, etc.) that you would intend to construct or place on the property. If you intend on constructing improvements (including a residential structure) please explain any experience that you have

with respect to similar construction projects, and/or list any and all contractors that you intend to use) Attach additional pages, if needed.: _____

Additional Required Information:

NOTE: During the Township's application and review process, the Township will independently confirm the requested information through various Franklin County and political subdivision offices and court records. Failure to provide complete and accurate information may result in your Application being disqualified from consideration.

- Have you, or a company/other entity that you control, ever failed to timely pay taxes?
 - **Circle One:** Yes / No
 - If "Yes", please provide an explanation on a separate piece of paper.

- Have you, or a company/other entity that you control, ever received a notice of violation, including zoning, building, or health code, related to a property that you own/owned within Franklin County, Ohio?
 - **Circle One:** Yes / No
 - If "Yes", please provide an explanation on a separate piece of paper.

- Have you, or a company/other entity that you control, ever had a foreclosure action filed against you?
 - **Circle One:** Yes / No
 - If "Yes", please provide an explanation on a separate piece of paper.

- Have you, or a company/other entity that you control, ever had a judgment obtained against you?
 - **Circle One:** Yes / No
 - If "Yes", please provide an explanation on a separate piece of paper.

- Do you, or a company/other entity that you control, currently own any real property in Franklin County, Ohio?
 - **Circle One:** Yes / No
 - If "Yes", please provide the parcel numbers and addresses on a separate piece of paper.

Acknowledgements:

By signing below, the Applicant acknowledges (1) that the Applicant understands that the completion of this Application is a statement of interest, and that it in no way affirms, guarantees, or ensures that the Township will elect to convey the property to the Applicant, and (2) the information provided herein by the Applicant is true, accurate, and complete.

Signature of Applicant:_____Date:_____

Signature of Co-Applicant:_____Date:_____

Please return your completed Application to:

Clinton Township Board of Trustees
3820 Cleveland Avenue
Columbus, Ohio 43224