



## Property Application

### **Application for Purchase**

Note: Land Bank does not pay brokerage or referral fees without prior approval from the Executive Director on a per-property basis. If a buyer is represented by an agent, commissions and fees will need to be negotiated directly with the buyer.

#### **Applicant Information:**

First Name:

Last Name:

Email:

Telephone:

Address:

Address Type:

Residential

Business

#### **Contact Information (If different from above)**

First Name:

Last Name:

Email address:

Telephone:

#### **Additional Applicant Information:**

Age:

25-34

35-44

45-54

55+

Prefer not to say

Ethnicity:

American Indian or Alaska

Native

Asian

Black or African American

Native Hawaiian or Other Pacific Islander

Caucasian

Prefer Not to Say



Gender:

- Male
- Female
- Non-Binary
- Prefer Not to Say

Purchasing As:

- Individual
- Business
- Nonprofit

First-Time Buyer

- Yes
- No
- Not Sure

First-Time Investor

- Yes
- No
- Not Sure

**Eligibility Questionnaire**

Please answer “Yes” or “No” to each of the following questions:

Do any properties you own currently have?

- Code violations with City of Omaha?
- Special Assessments?
- Tax Delinquencies?
- Tax Foreclosure Judgments?
- Utility Delinquencies?

If you answered “Yes” to any of the above questions, please provide an explanation along with what steps are being taken to remedy these issues.

Explanation:



**Offer Information**

Property Address:

Asking Price:

Offer Amount:

Please add any details or further supporting information explaining your offer amount above:

**Proposed Use & Plans\***

Please provide a description of your intended use of the property.

\*Please provide any additional materials to support your proposed financing of this property and any associated development.

**Proposed Financing\***

How do you plan to finance the purchase and any development of this property?

\*Please provide any additional materials to support your proposed financing of this property and any associated development.

**City Planning & Zoning Information**

Enter details of any discussion(s) with the City of Omaha Planning Department concerning this property and its proposed use. (If none, leave this section blank.)

Name of Department Contact:

Date of Most Recent Discussion:

Please provide a brief summary of the discussion(s), including dates, details, and any conclusions or action steps.



**Certifications & Fees**

Are you willing to pay the following fees:

- \$25 Application Fee (non-refundable)
- \$750 Down Payment to the title company of your choice at the time of signing a Purchase Agreement.

Do you agree to the terms of:

- Land Bank Disposition Summary (See attached)
- Land Bank Compliance Agreement (See attached)

**Are you represented by a realtor?** Applicant is responsible for all realtor fees.

\_\_\_\_\_  
**Name of Realtor**

**Summary and Agreement**

I hereby certify that I have read this application and that all information contained herein is true. If any portion of this information, either intentionally or unintentionally, is false or is a misrepresentation of this material facts, this application will be void and will not be approved.

I agree to discuss my plans for this property with City Planning (402) 444-5150 and Public Works (402) 444-5371 and Omaha Lead (402) 731-3045 prior to signing a purchase agreement.

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**Submission Instructions:**

- Please return your completed application to our office during normal business hours or by mail.
  - Omaha Municipal Land Bank  
1905 Harney Street, Suite 224  
Omaha, NE 68102
- Please ensure the following is included with your application when submitted:
  - \$25 Application Fee
  - Forms of accepted payment: Money order or check

# OMAHA MUNICIPAL LANDBANK

     
omahalandbank.org  
info@omlb.org

A STEP-BY-STEP GUIDE TO OUR DISPOSITION PROCESS AND PROCEDURE

## DISPOSITION PROCESS & PROCEDURE





### **Compliance Agreement**

All Land Bank properties are sold with a specified redevelopment timeline; everything listed in your job-cost estimate must be complete within that timeline.

Currently, purchasers have 9 months for the renovation of a single-family residential property and two years for other types of property; the redevelopment timeline will be specified in your application and purchase agreement.

We will regularly check in on redevelopment progress after closing and sign off as soon as the redevelopment is complete. If redevelopment does not happen within the specified timeline, the property reverts back to Land Bank ownership, as-is. If you believe you may need an extension, please contact us as soon as possible.

