APPLICATION TO PURCHASE CITY PROPERTY

Submit To: Community Development Department
City of Council Bluffs
209 Pearl Street
Council Bluffs, IA 51503

THE UNDERSIGNED (hereby designated as Buyers) hereby offer to buy the real estate situated in Council Bluffs, Pottawattamie County, Iowa, generally described as follows:

_____

_____

Buyers are applying to purchase this property for the following purpose(s):

_____

_____

Buyers offer a total sum of $_____.

Buyers submit a down payment in the sum of $_____ + $50 Non-refundable Administrative Fee.

In consideration of the information above, Buyers hereby certify and agree to the following:

(a) Buyers shall submit a down payment of 10% of the last assessed or appraised value for a buildable lot, OR 10% of a value established by the Street Property Fee Schedule for non-buildable remnant parcels.

(b) The down payment shall be refunded if the offer is not accepted by the City Council, however, if the buyer does not purchase the property within the specified timeframe (60 days, unless otherwise approved), or withdraws their offer, the down payment is not refundable. The administrative fee is not refundable under any circumstances.

(c) City personnel shall review all applications submitted and make any recommendations deemed appropriate with respects to acceptance, rejection or modification (if any), however, approval of this application shall be in the sole discretion of the Council Bluffs City Council.

(d) Title shall be taken subject to applicable zoning restrictions, and Buyer understands and attests that their proposed use would conform with all permitted uses in that zoning classification. Any proposed use deemed to be non-conforming shall result in forfeiture of this application.

(e) City shall quit claim its title interest to the Buyer by City Deed, subject to any and all applicable easements, covenants, servient estates and any other appurtenant restrictions to the land.

(f) Buyers are not subject to any liens, delinquent taxes, unpaid property violations or other outstanding costs and/or fines associated with property ownership and maintenance.

(g) Buyers shall finance the purchase of the property by any one of the following means (please circle):
   a. Cash
   b. Certified Check
   c. Third Party Mortgage
   d. City Financing with Mortgage/Promissory Note

(h) All subsequent taxes shall be paid by Buyers.

(i) All subsequent special assessments shall be paid by Buyers.

(j) Upon payment of the purchase price as provided in paragraph (g), the City shall convey title by City Deed and shall pay all filing fees associated with recording the deed with the Pottawattamie County Recorder.

_____ _____	_____ _____
Buyer Signature Date	Buyer Signature Date
_____	_____
Print Name	Print Name
Address _____	Address _____
Phone _____	Phone _____
Email _____	Email _____

Internal Use Only

____Buildable Lot	_____Date Received	____Offer Sufficient for Review
____Remnant Parcel	_____Case #Assigned	
____Previously Vacated ROW	_____Payment with Offer	Approved for Processing:_____