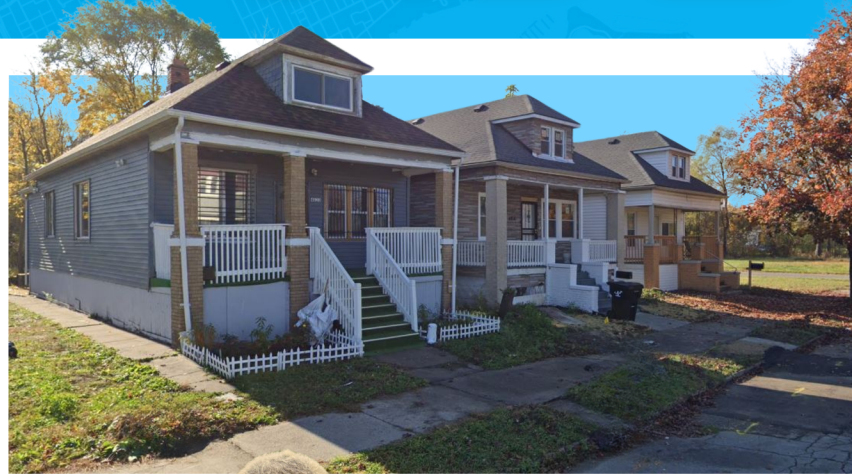


DETROIT LAND BANK AUTHORITY RESOURCE GUIDE



WHAT'S INSIDE

-  *Programs, Perks and Discounts*
-  *Compliance Checklist*
-  *Community Partnership and Endorsement Information*
-  *Contracting and Procurement Opportunities*
-  *.....and more!*



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Considering buying a Detroit Land Bank house?

Here is information about additional discounts and perks that are offered by the DLBA!



DLBA homes are sold as-is

This means that the new owner of the home will incur the full responsibility of cost to fix any arising issues. Costs could potentially include water and sewer line repairs. These costs can be very expensive, and it is important that you understand those costs as a part of owning the house.

What discounts does the DLBA have to offer?

A 50% discount is available on DLBA auction properties to those in the below programs:

Detroit School Employee Discount

Must be a current full-time educators and support staff within the City of Detroit

City Employee Discount

Employees, contractual employees, retirees and their immediate family members of the City of Detroit and all participating affiliated governmental agencies

Skilled Trade Employment Program (STEP) Discount

Must be an active and in good standing member of trade union locals that participate in the City of Detroit's Skilled Trade Employment Program

Veterans Discount Policy

All eligible veterans of the United States armed forces

A 20% discount is available to all purchasers of DLBA auction properties pending the completion of a Homebuying Counseling course and approval.

Homebuyer Counseling Discount

The Homebuyer Counseling Discount provides discount pending completion of the course and approval for the discount by the relevant homebuyer counseling agency.

Auction and Own-It-Now

Ready to begin your Real Estate purchasing journey?

Auction

- Auctions run from **9:00 AM to 5:00 PM** on the sale date.
- All bidding is conducted through a proxy bidding system, starting at \$1,000.
- There are **no competing bids**—you simply decide what you're willing to pay and enter that amount as your maximum bid, we recommend submitting your highest and best offer at this time.
- When you place a bid, there will be a hold of \$1,000 with an additional 10% hold of your maximum bid amount placed on your card, **not to exceed \$5,000**.
- If you **are** the winning bidder and your bid is **accepted**, the hold becomes a nonrefundable deposit, and the remaining balance is due at closing.
- If you **are not** the winning bidder, please allow **5–7 business days** for the hold to be released by your financial institution. (Please Note: Detroit Land Bank Authority does not have the ability to release holds.)
- Keep an eye on your bids! Proxy bidding is used to set a max bid—max bids will be hidden to the public. You will not be notified if you are outbid or no longer the highest bidder during the auction.
- Every Auction property comes with a Property Condition Report outlining repairs and a Walk-Through Guide to help you assess the home. Some may also include an environmental survey.

Own-It-Now

- OIN homes are available 24/7 on the DLBA website—place an offer any time after the listing date.
- Once the first bid is placed, a 72-hour bidding window begins.
- Private showings available upon request.

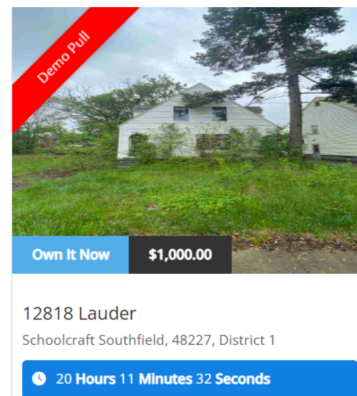


Demo Pull

- **Demolition Pull** listings require a prior showing for eligible buyers.
- All potential buyers must request and complete a property viewing before submitting a bid. Showings must take place before 72-hour window has elapsed and cost \$35. Each listing will have a 'Request a Property Viewing' button.

PROOF OF FUNDS REQUIREMENTS

- **Tier 1 Properties:** Require proof of funds of at least \$50,000.
- **Tier 2 Properties:** Require proof of funds of at least \$15,000.
- If the buyer holds a valid Michigan license in a construction-related skilled trades, the requirement is reduced to \$5,000 for Tier 2 Properties.



Reminder!

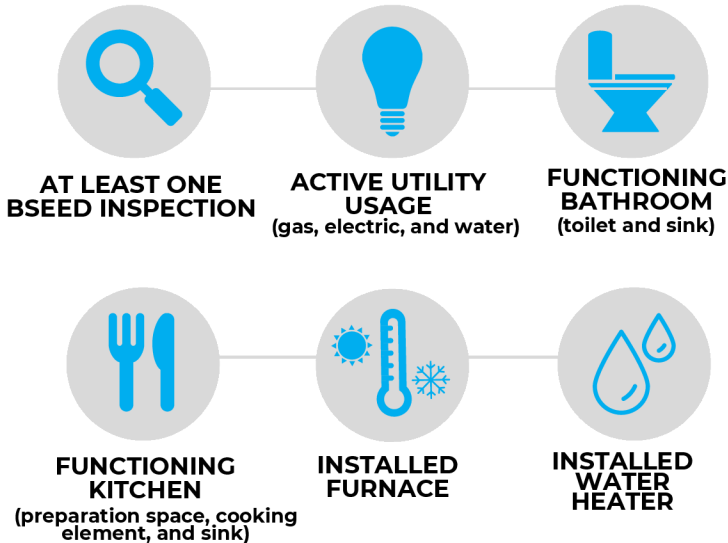


- **All homes are sold as-is.**
- Buyers must rehab and occupy the property.
- **Open Houses are held weekly for Auction properties and are open to the public.**

Achieving Compliance

Auction and Own-It-Now Properties

INTERIOR REQUIREMENTS



EXTERIOR REQUIREMENTS

UPLOAD PHOTOS OF ALL FOUR SIDES:
(PROGRESS PHOTOS MUST BE SENT EVERY 45 DAYS)



FRONT



BACK



SIDE #1



SIDE #2

PHOTOS MUST SHOW:



THE ENTIRE PROPERTY, YARD-TO-ROOF



NO BOARDS ON ANY OPENINGS



YARD MAINTAINED WITH NO DEBRIS



PORCH, GUTTERS, ROOF MAINTAINED

HOME DOES NOT NEED TO BE "MOVE-IN READY" TO BE CONSIDERED COMPLIANT, ONLY THE ABOVE REQUIREMENTS ARE NEEDED TO CROSS THE FINISH LINE.

CROSSING THE FINISH LINE!

AFTER COMPLETING YOUR FINAL INTERIOR AND EXTERIOR REQUIREMENTS, THE COMPLIANCE TEAM ONLY NEEDS A FEW MORE THINGS TO CLOSE YOUR CASE:

- MOST RECENT EXTERIOR PHOTOS OF ALL FOUR SIDES FROM THE LAST 30 DAYS.
- UTILITY BILLS SHOWING USAGE FROM THE LAST 60 DAYS (GAS, ELECTRIC, AND WATER.)
- A DLBA FINAL WALKTHROUGH VERIFICATION.

PLANNING TO RENT?

We require that you send proof of your rental registration and that the property is leased or listed.

STAY IN TOUCH

THE COMPLIANCE TEAM IS HERE TO HELP!

Every 45 days photo updates must be uploaded. ALL photo updates should be sent using your unique Update Reporting Link (URL)

STEP 1



CHOOSE FILES

Click 'Choose Files' to upload photos of your property's progress

STEP 2



UPLOAD

STEP 3



PROCESS COMPLETED



Activating Vacant Land

Want to buy a Side Lot and/or Neighborhood Lot?

Side Lots are \$100!

- Buyers must meet several eligibility criteria including adjacency, home ownership/eligible land contract, current on property taxes and DLBA Compliance Achieved (if applicable.)
- Eligible neighbors will receive a postcard when lots are listed.
- Eligible Side Lots will be listed for 180 days. If not purchased, unsold lots can become Neighborhood Lots. Each listing has an expiration timer on buildingdetroit.org.



Neighborhood Lots are \$250!

- Allows homeowners to purchase lots within 500 feet of their primary residence.
- Purchasers must own and occupy their home. Property owners may demonstrate owner/occupancy by submitting all of the following:
 - a copy of their valid state-issued identification with an address matching the address of the Applicant's Occupied Property; and
 - a recorded deed showing ownership in the owner's name.
- An applicant can purchase up to 2 lots per calendar year.
- Sales will have a three-year Compliance period, allowing the DLBA to take back the lot if the buyer is found to be at fault for blight violations.
- Requires the endorsement of a registered Neighborhood Lot Endorser (NLE).

Become an Endorser! "NLE"

Contribute to your neighborhood by endorsing purchases of Neighborhood Lots for acceptable uses consistent with City ordinances.

Eligible Endorsers include:

a local block club or a local neighborhood association,
(in each case registered with the Department of Neighborhoods)

a DLBA approved Community Partner in good standing

Local City District (or Deputy) Manager



Community Based Projects

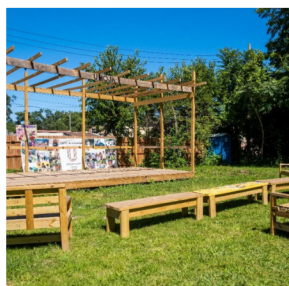
Which purchasing program is right for you?

Community Partnership

- ✓ Must have a non-profit incorporated with the State of Michigan.
- ✓ Must have an IRS non-profit tax designation in the City of Detroit.
- ✓ Organization must be endorsed by Department of Neighborhoods or City Council.
- ✓ Eligible properties are not limited to a specific type.
- ✓ Properties priced per square foot with additional title fees and closing costs.
- ✓ Purchase limit of 9 properties within a 365 day period.

Create-a-Project

- ✓ Must be a block club or neighborhood community group registered as an LLC or non-profit and registered with the Department of Neighborhoods.
- ✓ Properties must be designated as a Neighborhood Lot.
- ✓ Projects are limited to those that are open to the public and offer community benefit for beautification or other low-intensity uses.
- ✓ Neighborhood Lots priced at flat \$250 with no closing costs.
- ✓ Purchase limit of 4 contiguous properties at one time.





Rehabbed & Ready stabilizes Detroit neighborhoods by replacing vacant properties with homes ready for purchase on the traditional real estate market. These purchases strengthen neighborhood housing markets, restore home equity, and make it easier for future home buyers to access financing.



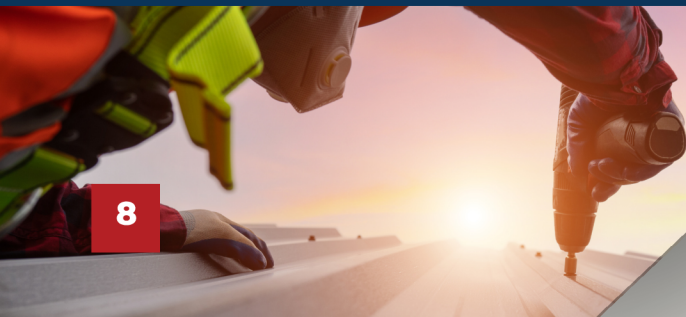
Want a little headstart?

The Rehabbed & Ready to Renovate pilot is designed to give buyers flexibility. In RRR properties, the Property Rehab team has managed some of the most expensive and challenging components of the work, leaving the final stages to the new owner. This means new owners have flexibility in the customization of their homes — working within their own budget.

Become a Pre-Qualified Contractor

Become a Pre-Qualified Contractor for the DLBA! Download and complete the DLBA Pre-Qualification Packet. Once approved, you'll be eligible to bid on exclusive construction projects reserved for prequalified contractors.

Don't wait—We need more contractors to help us transform Detroit's neighborhoods!



Procurement Opportunities

Would you like to work with the Detroit Land Bank?

STEP 1:



Click "Vendor Registration" to register with BidNetDirect.com.



STEP 2:

Select your registration level and fill out the information.

STEP 3:

After you have been successfully registered use the "search" option to find bid opportunities!

STAY IN TOUCH

Questions about the Procurement Program?



Enna Bachelor, Procurement Manager
Procurement: 313-261-9995



or send an email to:
procurement@detroitlandbank.org

Renovation Perks

Need help making your house a home?

Sam's Appliances | 17631 Grand River Ave, Detroit MI

10% off Refrigerators, Stoves, Washers, Dryers, New Mattresses

Bring proof you're working on a Land Bank property within six months of your closing date (ex: copy of Deed) and receive 10% off all appliances.

Call: (313) 659-1111

Sherwin Williams

15% Off Painting Supplies And 35-60% Off Paint

Bring proof you're working on a Land Bank property (ex: copy of Deed) to any southeastern Michigan store and receive 15% off all painting supplies and 35-60% off all paint. Use account #536047558 to access discount.

Visit: www.sherwin-williams.com/store-locator

Advance Plumbing | 150 Parsons Street, Detroit, MI 48201

Special Pricing

Advance Plumbing & Heating Supply Company is a Detroit-based, fourth-generation family owned and operated business that started in 1920. For special pricing on over 30,000 products, including water heaters and plumbing fixtures, visit the contractor counter at the Detroit or Walled Lake showrooms.

Call: (313) 831-7770

Partnered With



IMPORTANT CONTACTS



DETROIT LAND BANK AUTHORITY

Customer Service: **(313) 974-6869**

Email: **inquire@detroitlandbank.org**

Visit: **500 Griswold St. Suite 1200, Detroit, MI 48226**

UTILITIES

DETROIT WATER & SEWERAGE DEPARTMENT

Customer Care: **(313) 267-8000**

DTE ENERGY

Residential Assistance: **(800) 447-4747**

CITY DEPARTMENTS

DEPARTMENT OF PUBLIC WORKS

Call: **313-224-3901**

Demolition Call: **(313) 224-4737**

Permits Call: **(313) 224-3935**

Potholes Call: **(313) 628-4278**

Sidewalks Call: **(313) 224-3949**

Street Maintenance Call: **(313) 224-0033**

Trash Call: **(313) 876-0004**

DETROIT BUILDINGS, SAFETY ENGINEERING & ENVIRONMENTAL DEPARTMENT (BSEED)

Call: **313-224-2733**

GENERAL SERVICES DEPARTMENT

Call: **313-628-0900**

PARKS AND RECREATION

Call: **313-578-7500**

ADDITIONAL RESOURCES

BROKEN WATER MAINS & EMERGENCIES

Call: **313-267-7401**

VACANT LOT MAINTENANCE

Call: **313-224-5555**

TAXES AND RECORDS

ASSESSMENT DIVISION

Call: **313-224-3011**

ASSESSOR'S OFFICE OF REVIEW

Call: **313-224-3035**

PROPERTY TAX ASSESSMENT

BOARD OF REVIEW (TAX APPEAL)

Call: **313-628-0722**

WAYNE COUNTY CLERK'S OFFICE

Call: **313-967-6938**

WAYNE COUNTY CLERK'S RECORDS

Call: **313-224-5530**

WAYNE COUNTY TREASURER

Call: **313-224-5990**

TAX PAYOR SERVICE CENTER

Call: **(313) 224-3315**

HOUSING RESOURCES

DETROIT HOUSING RESOURCE HELPLINE

Call: **866-313-2520**

PLANNING AND DEVELOPMENT/ HOUSING AND REVITALIZATION

Call: **313-224-3461**

U-SNAP BAC

Call: **313-640-1100**



CONTACT US



***What's going on with the DLBA?**
Sign up for our email list!*

Follow Us Online!

@buildingdet



Call (313) 974-6869

Email inquire@detroitlandbank.org

Visit

500 Griswold St. Suite 1200,
Detroit, MI 48226

