



Side Lot Program Application

If you live next to a vacant lot owned by the Wilmington Neighborhood Conservancy Land Bank (WNCLB) you may be eligible to purchase the lot to expand your yard through the WNCLB Side Yard Program. Many Wilmington residents have taken advantage of the Side Yard Program improving the value of their properties and helping to beautify their streets and neighborhoods.

Applicant Information

Full Name: _____ Date: _____
Last First M.I.

Current Address: _____
Street Address

City State ZIP Code

Phone: _____ Email _____

Vacant Lot Address: _____

Purchase Price: \$100

Land Bank Eligibility

All information will be independently verified.

	Yes	No
Are you tax or mortgage delinquent?	<input type="checkbox"/>	<input type="checkbox"/>
Do you have any outstanding code violations, property/school tax bills, and/or liens, and housing judgements?	<input type="checkbox"/>	<input type="checkbox"/>
Do you have personal or professional relationship with the Wilmington Neighborhood Conservancy Land Bank, any of its directors or employees?	<input type="checkbox"/>	<input type="checkbox"/>
Do you currently owe anyone or any government agency money because of a court case?	<input type="checkbox"/>	<input type="checkbox"/>
Have you filed for Bankruptcy or been foreclosed within the past 3 years?	<input type="checkbox"/>	<input type="checkbox"/>
Do you currently own a former Land Bank property?	<input type="checkbox"/>	<input type="checkbox"/>

Disclaimer and Signature

The Side Lot Property Purchase Application is a statement of "interest" only and is not a binding agreement of sale.

Applications will not be processed if not completed in its entirety.

All application approvals are subject to review by WNCLB's Disposition Committee, Governance Committee with final approval taking place at WNCLB's Board of Director's meeting the first Wednesday of each month.

WNCLB reserves the right to decline an application which is deemed, for any reason, not to be in the best interest of the City of Wilmington, Delaware and the Wilmington Neighborhood Conservancy Land Bank.

I certify that my answers are true and complete to the best of my knowledge.

Signature: _____ Date: _____

TERMS AND CONDITIONS

1. If applicant has previous real estate experience in the City of Wilmington with a negative real estate history including, but not limited to, property tax delinquency including New Castle County, code violations, liens or foreclosures, the application will be denied unless applicant can demonstrate that the identified matter has been resolved to the full satisfaction of WNCLB.
2. Side Yard Program applicants must live adjacent to the empty lot which is vacant and unimproved real property.
3. The Side Lot Program application may be denied if the lot is part of a development project.
4. The purchaser may ONLY utilize the vacant site as a "side-lot/yard" to their adjacent property. WNCLB does not permit structures of any kind to be erected on the site.
5. The WNCLB Side Lot Program operates on a "first come first served basis". The first qualified applicant to submit a complete application will receive priority consideration.
6. All properties are sold in "AS IS" and "WHERE IS" condition with no warranty or representations by the Wilmington Neighborhood Conservancy Land Bank (WNCLB). Purchaser must carefully inspect the property prior to purchase.
7. The Purchaser is responsible for all legal fees associated with the property transfer which may include, but not limited to: all attorney fees, deed and document preparation, title searches, title insurance and surveys.
8. The Purchaser must be able to maintain the property in accordance with all local and zoning codes.
9. The Purchaser must maintain adequate insurance for the site.
10. Should the purchaser not adhere to the terms and conditions of the Side Lot Program, WNCLB reserves the right to take possession of the property as detailed in the Deed in Lieu.
11. The WNCLB reserves the right to change, modify or amend these procedures at any time.

Signature of Acceptance of Terms and Conditions

I certify that I read, understand and agree to be bound by all the terms and conditions set forth in this application in its entirety.

Signature: _____ Date: _____