

Individual Offer to Purchase Form
for Lakeview Area RFP / 'Phase 2' Properties

For questions about completing this application, please contact the Lakeview Civic Improvement Association by email at noracommittee@lakeviewcivic.org or by phone at (504) 324-2270. For questions regarding the Lot Next Door program, please contact New Orleans Redevelopment Authority's (NORA's) Lot Next Door Project Manager, Ariana Tipper, at (504) 658-4422.

Please submit completed offer forms to Kirsten Melberg, Project Manager, NORA, electronically (kmelberg@cityofno.com); via fax (504) 658-4551; or in person at 1340 Poydras Street, Suite 600.

OFFER TO PURCHASE SUBMISSION DEADLINE: JULY 31, 2009 at 4 PM

NORA reserves the right: (a) to extend the submission deadline, (b) to accept or reject any and all Offers to Purchase, and (c) to remove any property from sale at any time.

A. PURCHASER CONTACT INFORMATION

Name _____

Street Address _____

City _____ State _____ Zip _____

Telephone # (____) _____

Fax # (____) _____

Email Address: _____

B. PROPERTY & PRICE

Address of Property(s) you are offering to purchase (please confirm it is listed for purchase; EXHIBIT 1, attached, lists the available properties). Please list properties in priority order.

1. Address: _____ Appraisal Price: _____

2. Address: _____ Appraisal Price: _____

3. Address: _____ Appraisal Price: _____

4. Address: _____ Appraisal Price: _____

5. Address: _____ Appraisal Price: _____

6. Address: _____ Appraisal Price: _____

7. Address: _____ Appraisal Price: _____

8. Address: _____ Appraisal Price: _____

9. Address: _____ Appraisal Price: _____

10. Address: _____ Appraisal Price: _____

This offer shall remain open for a period of sixty (60) days or until such time as NORA shall approve the sale, whichever comes first.

Do you own property adjacent (i.e., does your property line touch the available lot property line) to any of the properties listed above? YES NO (circle one)

If yes, please indicate which property is adjacent to the property you own:

C. TYPE OF PROPOSED ACTIVITY ON REQUESTED PROPERTY

(Check applicable category)

- New residential construction for personal/self-occupancy/immediate family member use
- Rehabilitation/residential construction for personal/self-occupancy/immediate family member use
- Acquisition of neighboring property for yard or building expansion

PROPERTY & PRICE: In this RFP, individuals may acquire a single property or up to two adjoining properties. Please note that the minimum offer price for properties is the appraised value.

If NORA has multiple offers for a particular property, it may ask for highest bids following the RFP. However, adjacent land owners have the right of first refusal, per the Lakeview Phase II Memorandum of Understanding. NORA's policies and procedures for considering multiple bids for a particular property are set forth in "Outlining the Purchase of LLT Properties in Lakeview", which is attached to the RFP as EXHIBIT 2.

If you are notified that your offer to purchase the property has been accepted, you will be required to provide a **twenty percent (20%) down payment within 14 days** of your receipt of such notification. The down payment should be in the form of a cashier's check or money order made out to The New Orleans Redevelopment Authority. NORA will be responsible for any closing costs associated with the transfer of the property.

ADDITIONAL DOCUMENTATION FOR EVALUATION CRITERIA

NORA requires that potential purchasers demonstrate that they are qualified to acquire and redevelop property. These criteria are described in the RFP and vary based on the proposed activity. Set forth below is the required documentation that will help ensure that a respondent is in compliance with the RFP. Unless otherwise noted, you must submit the following documentation in support of your offer.

Documentation for adjacent purchasers applying to acquire property to be used for lot expansion:

- Evidence showing that there are no taxes or liens due on any property you currently own in Orleans Parish
- Photo evidence showing your property is currently well maintained
- If your offer is accepted, you will be required to furnish a financing commitment letter from a bank or other lending institution, or supply proof of available funds to carry out purchase of the lot and, if applicable, construction or renovation of improvements
- If your offer is accepted, you will be required to provide proof of household income. This information is required by the State and City, but does not affect your ability to participate. You must submit copies of the previous year's federal tax returns, including IRS1040 forms and W-2s, AND one of the following: (1) your three most recent paystubs; (2) a Social Security award letter; or (3) a retirement pension letter. All such documentation will be maintained confidentially and exclusively by NORA

Updated 7/9/2009

Note: No additional documentation is required for renovation or new housing construction as previously required.

IN WITNESS HEREOF, this Offer is entered into and executed as of the date written below.

OFFEROR(S)

By: _____
Printed _____

By: _____
Printed _____

Date: _____

ACCEPTANCE / REJECTION BY SELLER (NEW ORLEANS REDEVELOPMENT AUTHORITY)

____ Accepted
____ Rejected

By: _____
Print Name: Richard Monteilh
Title: Executive Director
Date: _____