The information being requested in this Offer to Purchase is required to be submitted before the City of Minneapolis will consider any land sale to the Offeror. Failure to submit this information may disqualify the Offeror from eligibility to purchase the property. All information provided by the Offeror in this document will be treated in accordance with the Minnesota Data Privacy Act unless the Purchaser has submitted a waiver of such protections pursuant to a request for proposals process.

CHECK ONE:
☐ **CORPORATION / PARTNERSHIP**
☐ **NON CORPORATION / INDIVIDUAL**

OFFER TO PURCHASE RESIDENTIAL LAND AND IMPROVEMENTS from the CITY OF MINNEAPOLIS

FOR CPED STAFF USE ONLY	
Entered MINS	_____
Date Received	_____
Project	_____
Disposition Parcel No.	_____
Date Neigh Notice Sent	_____

1. _____, ("Purchaser"), agrees to purchase from the City of Minneapolis, a Minnesota municipal corporation (the "City"), upon approval of its City Council and its execution of a Redevelopment Contract, at the price and under the terms set forth herein, the following described real property, including land and improvements thereon, located at: _____Minneapolis, Minnesota, (the "Property"), and legally described as: _____
_____
_____
This document is NOT a purchase agreement. The Redevelopment Contract shall be the binding agreement between the parties.

2. **If more than one purchaser, please indicate how you want to take title on the quit claim deed:**

   ☐ **JOINT TENANTS**
   ☐ **TENANTS IN COMMON**

3. **Purchase Price/Good Faith Deposit**

   An Offer of the Purchase Price in the amount of . . . . . $_____

   and, a Good Faith Deposit of . . . . . $_____

   which amount is equal to ten percent (10%) of the Purchase Price and is to be submitted upon execution of the Redevelopment Contract. The Good Faith Deposit will not be applied to the Purchase Price, but will be held by the City until completion of development in accordance with the terms of the Redevelopment Contract. The City will not pay interest on the Good Faith Deposit.

4. **Terms and Conditions**

In submitting this Offer to Purchase, it is understood that the right to reject such Offer to Purchase and the offer of the purchase price is reserved by the City. The undersigned further agrees to execute a Redevelopment Contract in the form prepared by the City within seven (7) days after receipt of said Contract and to close on the property within thirty (30) days of the City Council's acceptance of this Offer. The Purchaser further agrees to develop the Property in conformity with the City, State, and Federal statutes and ordinances, if applicable the Urban Renewal or Redevelopment Plan/Program, and in accordance of the construction plans and specifications applicable to the proposed redevelopment.

In the event this Offer to Purchase is accepted, the Purchaser agrees to begin construction or rehabilitation within 1 month from the date of Deed of Conveyance and complete the construction within 12 months unless otherwise agreed upon.

If the City rejects this Offer to Purchase and notifies the Offeror in writing, the written notification shall release the City from any and all claims arising from this transaction.

5. **Required Documentation**
   - House Plans (complete set, includes all elevations, all floors, and foundation plan)
   - Site plan to scale showing location of house, garage, parking pad, sidewalks, and directions of water drainage
   - Lender commitment letter for construction financing and permanent financing (if available) include the name of loan officer and phone number.
   - In the event you are selling your current home please provide a "Net Sheet "from your realtor.

Offers submitted without the Required Documentation will be considered as incomplete and will receive no further consideration.

6. **General Contractor/ Builder information:**

Name of Firm: _____

Address: _____

City: _____ State _____ Zip _____

Contact Person: _____

Phone: _____

Has the General Contractor/Builder worked in the city of Minneapolis? Yes ( ) No ( )

7. **General Contractor/ Builder Background:**

Please describe briefly the contractor's experience on professional development with other new construction/rehabilitation projects (list specific address, projects, dates, etc.) and explain the contractor's ability to undertake this project.

_____

_____

Redeveloper's Statement for Public Disclosure

Non-Corporate information – please complete this section if you are purchasing as an individual or partnership.

Purchaser's Name **as you wish to take title**:

Name_____ Marital Status _____Social Security Number _____

Name_____ Marital Status _____ Social Security Number _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: Home _____ Work _____

Cell Phone _____ Fax _____

E-mail Address _____

Corporate information (for profit and non-profit) – please complete this section if you are purchasing as a corporation.

1. Name: _____

Address: _____ Phone: _____

City:_____ State: _____

Zip Code: _____ County: _____

Phone: Office _____ Other _____

Cell Phone _____ Fax _____

E-mail Address _____

Full name of person(s) who will be signing documents for your company:

Name: _____ Title: _____

Name: _____ Title: _____

2. This Firm was organized on _____, _____, organized or operating under the laws of the state of _____, as:

_____ A corporation
_____ A limited liability company
_____ A non-profit or charitable institution or corporation
_____ A partnership known as _____
_____ A business association or a joint venture known as _____
_____ A Federal, State, or local government or instrumentality thereof
_____ Other _____

Corporate continued for previous page

3. Does the corporation have a seal? ( ) yes ( ) no

4. Federal Tax ID number of corporation: _____

5. List names and description of interest of partners, officers, principal members, and investors having an interest of ten percent (10%) or more of the corporation.

Name	Title	Description of Interest	% of Interest

6. Do you currently have any defaults/liens or judgments? ( ) Yes ( ) No
If yes, please explain: _____

_____

7. Have you ever purchased property from the MCDA or the City of Minneapolis before?

Address: _____ Address: _____

8. Have you ever been displaced by a governmental entity? ( ) Yes ( ) No
If yes, please explain: _____

_____

9. Are you currently or have you previously been involved in a lawsuit with the City of Minneapolis, one of its departments, or agencies? ( ) Yes ( ) No If yes, please explain:

_____

_____

Marketing Information

Describe your marketing plan for this Property (i.e. identification of marketing agent, process, and time frame).

_____

_____

_____

_____

_____

_____

PROPOSED BUDGET

Redeveloper: _____

Property Address: _____

1. Acquisition Cost 1.$ _____
2. Gross Rehabilitation Cost or Construction 2.$ _____
   a. Permit Fees a.$ _____
   b. Architectural Fees b.$ _____
3. Demolition Cost 3.$ _____
4. Contingency (10% of gross rehab costs, 5% of new construction costs)* 4.$ _____
5. Marketing (7% of sales price)* 5.$ _____
6. Redeveloper's Profit (8% of total development costs)* 6.$ _____
7. Financing and Carrying Costs (15% of total development cost)*
   a . Interest During Construction
   - Estimate No. of Months _____ a.$ _____
   - Loan Amount $_____, Interest Rate_____%
   b. Taxes During Construction b.$ _____
   c. Insurance During Constructions c.$ _____
   d. Title and Recording Fees d.$ _____
   e. Legal Fees e.$ _____
   f. Points f.$ _____
   g. Closing costs g.$ _____
   h. Appraisals h.$ _____
   i. Utilities i.$ _____
   j. Property Management
   - Estimate No. of Months _____ j.$ _____
   k. Other (specify) k.$ _____
   l. TOTAL (a-k) l. $ _____
8. Total Development Cost (1-7) 8.$ _____
9. Appraised Value after Rehabilitation/Construction 9.$ _____
10. Net Income or Deficit 10.$ _____

**** If receiving City subsidy, may not exceed the stated percentage amount.***

Development Information

Proposed Development: _____

( ) New Construction ( ) Single Family

( ) Rehabilitation ( ) Multi-Family, _____# of Units

No of Units	Size (finished square footage)	Estimated Sales Price/Rent
1 BR _____	_____	$_____
2 BR _____	_____	$_____
3 BR _____	_____	$_____
4 BR _____	_____	$_____

Number of bathrooms: _____

Garage: ( ) Attached ( ) Detached Size: ( ) Single ( ) Double ( ) Triple

Foundation size _____' X _____' = _____'

Who will occupy upon completion: _____
Upon construction completion, will this property be marketed and sold to an owner-occupant?
yes ( ), no ( ).

Estimated Market Value/Appraised Value (after construction/rehab): $ _____
Attach copy of appraisal, if available.

Proposed Financing (attach Financing Commitments):

Construction Loan Source: _____ $_____

End Loan Source:_____ $_____

CONSTRUCTION STATEMENT

NOTICE: This statement must be complete as to names of all persons and companies furnishing labor and material to the subject property. Any increase in cost, from changes in construction or otherwise, must be immediately reported to the City. Fill in every blank or state "none", or if included in another item, indicate which item by number.

PURCHASER' NAME _____

PROPERTY ADDRESS _____

SIGNED _____ DATE _____

ITEMS	FURNISHED BY Laborers, Material Suppliers & Subcontractors	Total Cost		Amount Paid		Balance	
1. Air Conditioning							
2. Appliances							
3. Architectural Services							
4. Blacktopping							
5. Brickwork, Chimney & Fireplace							
6. Building Permit							
7. Cabinet Work & Cabinets							
8. Carpentry & Labor							
9. Carpeting							
10. Clearing Building Site							
11. Concrete – Floors, Steps & Driveway							
12. Concrete – Pre-stressed							
13. Contractor's Fee							
14. Counters & Vanity Tops							
15. Demolition							
16. Drywall – Materials							
17. Drywall – Taping							
18. Electric – Fixtures							
19. Electric – Wiring							
20. Excavating & Fill							
21. Floor Finishing							
22. Foundation – Blocks & Masonry							
23. Foundation – Waterproofing							
24. Garage Door							
25. Glass & Mirrors							
26. Grading & Backfill							
27. Hardware							
28. Heating							
29. Insulation							
30. Laminated Units & Trusses							

31. Landscaping							
32. Lumber							
33. Millwork: Trimwork							
34. Ornamental Iron							
35. Painting – Decorating							
36. Painting – Exterior							
37. Painting - Interior							
38. Plumbing – Labor							
39. Plumbing Materials							
40. Roofing							
41. Septic System							
42. Sheet Metal & Gutters							
43. Sod							
44. Stonework & Stone							
45. Structural Steel							
46. Stucco							
47. Survey							
48. Tile – Ceramic & Plastic							
49. Tile – Floor							
50. Water & Sewer Connections							
51. Well & Pump	**CONSTRUCTION TOTALS**						
Land/Lot Cost							
Contingency							
Marketing/Sales Commission							
Redeveloper Profit							
Interest							
Taxes During Construction							
Insurance							
Title and Recording Fees							
Legals Fees							
Points							
Closing Costs							
Appraisal							
Utilities							
Property Management							
Other:							

CERTIFICATION

I (We) [1] _____
certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my/our knowledge and belief.[2]

Date: _____ _____
Signature

_____
Title

Date: _____ _____
Signature

_____
Title

---

[1] If the Redeveloper consists of two or more persons jointly (including tenants by the entirety), this statement must be signed by each of them.

[2] Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provide a fine of not more than $10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement, or entry in this matter within the jurisdiction of any Department of the United States.

STATEMENT OF NON-COLLUSION

The Purchaser submitting this Offer to purchase so states that:

1) They are fully informed respecting the preparation and contents of this Offer to Purchase and of all pertinent circumstances respecting such offer.

2) Such offer is genuine and is not a collusive or sham offer, nor does the Purchaser intend to hold said Property as a "speculative" investment.

3) The price or prices quoted in this offer are fair and proper and the Purchaser or any of its officers, partners, agents, representatives, owners, or employees has not in any manner, sought to secure through any collusion, conspiracy, connivance, or unlawful agreement any advantage against the City, or any person interested in the proposed contract and/or redevelopment.

The information contained herein is true and correct to the best of my/our knowledge and belief.

_____	_____	_____
Signature	Title	Date
_____	_____	_____
Signature	Title	Date