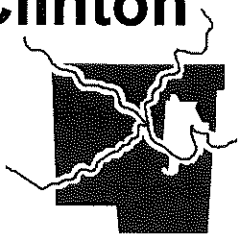


NOTICE OF SALE
2017-18 TAX REVERTED PROPERTIES
CHARTER TOWNSHIP OF CLINTON

The Charter Township of Clinton purchased from the County of Macomb, parcels in calendar year 2017-18, which it is desirous of selling without warranties, or representations as to condition and upon terms of sale, requiring payment of the full sale price, without contingencies, within thirty (30) days from the date of proposed award. Inspections shall be permitted on **Thursday, March 14, 2019 from 12 to 4 p.m.** Sealed proposals are due no later than **2 p.m. on Thursday, March 21, 2019** at the Clerk's Office of the Charter Township of Clinton, 40700 Romeo Plank Road, Clinton Township, Michigan 48038. Personal delivery is recommended. Residents seeking to make the property a primary residence or adjoining property owners may be given preference. Additional information may be obtained from the Department of Planning and Community Development, Charter Township of Clinton, 586-286-9325. The subject properties are available for viewing at www.clintontownship.com. For any further information, you may contact the Director of Planning at b.thompson@clintontownship-mi.gov.

Charter Township of Clinton



OFFICERS:

Robert J. Cannon
Supervisor
Kim Meltzer
Clerk
Paul Gielegem
Treasurer

TRUSTEES:

Joe A. Aragona
Mike Keys
Kenneth Pearl
Jenifer "Joie" West

DEPARTMENT OF PLANNING
AND COMMUNITY
DEVELOPMENT

DIRECT LINE:
(586) 286-9325

FAX:
(586) 263-8025

CIVIC CENTER
40700 Romeo Plank Road
Clinton Twp., MI 48038-2900
Phone: (586) 286-8000

PROPOSAL PACKAGE

FOR

TAX FORFEITED
PROPERTY SALE

PROPOSALS DUE NO LATER THAN

2:00 PM

THURSDAY, MARCH 21, 2019

at

**CLINTON TOWNSHIP CLERK'S
OFFICE**

40700 ROMEO PLANK ROAD
CLINTON TOWNSHIP, MI 48038

PROPOSAL REQUEST

CHARTER TOWNSHIP OF CLINTON – 2017-18 TAX REVERTED PROPERTIES

INTRODUCTION

The Charter Township of Clinton purchased from the County of Macomb a number of parcels in calendar year 2019. The Township is desirous of selling these properties without warranties or representations and upon terms of sale requiring payment of the full sale price without any contingencies within thirty (30) days from the date of proposal award. The Township will allow inspection of the subject properties by prospective buyers or their representatives on **THURSDAY, MARCH 14, 2019 from 12 to 4 p.m.**

PROPOSAL DUE DATE and INSTRUCTION TO BIDDERS

Sealed proposals are due no later than 2 p.m. on **THURSDAY, MARCH 21, 2019** at the Clerk's Office of the Charter Township of Clinton, 40700 Romeo Plank, Clinton Township, Michigan 48038. Personal delivery recommended.

All bids shall be placed in a sealed envelope addressed to the Clerk's Office with the outside of the envelope clearly marked with the address/street name of the property. **A bid bond of \$2500 is required to secure your bid proposal on the subject property.**

SUBJECT PROPERTIES

Homes

16-11-12-157-030	23726 Carlington
16-11-13-329-009	24380 Dave Street
16-11-35-404-038	23333 Harvard Shore Dr.

Vacant Properties

16-11-12-382-019	1735 Clara
16-11-12-379-001	42390 Colchester
16-11-12-379-002	42380 Colchetser
16-11-12-401-001	Walnut N/Vacant
16-11-12-401-002	Walnut N/Vacant
16-11-15-104-017	Laura/Vacant
16-11-15-104-018	Laura/Vacant
16-11-15-106-001	Bellview/Vacant
16-11-30-378-017	Coral/Vacant
16-11-16-378-018	Coral/Vacant
16-11-16-378-046	Coral/Vacant
16-11-34-105-025	20908 Woodward
16-11-12-382-008	Elmo St/Vacant
16-11-12-403-008	42510 LaCroix St
16-11-12-403-009	Charles St/Vacant
16-11-33-457-016	19741 Nicke St/Vacant/Demo
16-11-34-208-005	Abraham/Vacant
16-11-34-208-006	Abraham/Vacant/Demo
16-11-34-208-007	Abraham/Vacant
16-11-34-208-010	Abraham/Vacant
16-11-34-209-021	McCoy/Vacant
16-11-34-210-009	McCoy/Vacant
16-11-34-230-005	McCoy/Vacant
16-11-34-229-002	Vermader/Vacant
16-11-35-305-015	33912 Floyd/Vacant/Demo
16-11-36-302-024	Manila/Vacant
16-11-36-302-025	Manila/Vacant

NOTE: You can search the exact location of the properties at:

<http://gis.macombgov.org/flexviewer2> (You will not need to enter the “16” in the parcel number but will start with “11-XX-XXX-XXX”; i.e., 11-12-379-003).

You may also obtain information about the properties from our Assessing records at:

<https://accessmygov.com/?uid=254>

RIGHTS RESERVED TOWNSHIP

The Township reserves the absolute non-qualified right to accept or reject any and all proposals or bids in its sole and absolute discretion and also to change the terms and conditions of sale within its sole and absolute discretion.

AS IS

The properties offered for sale are offered for sale as is. No representations or warranties are made with respect to any and all aspects of each property. Prospective buyers are strongly encouraged to have the property inspected by capable individuals. The Township does not offer recommendations in that regard, and the selection and scope of inspections, if any, are solely within the discretion of the prospective purchasers. No representations, statements, or warranties of any kind outside of this document are authorized by the Township or to be relied upon by any prospective purchaser. The Township is not required to furnish a sellers disclosure statement pursuant to MCL 565.953(H). Prospective purchasers are advised, if they so choose, to review the information that a seller's disclosure statement would contain to make sure that an inspection covers the various items set forth in such a statement. The Township is offering no such statement, and procurement of any information about the subject property is solely up to each prospective purchaser from sources other than the Township or its employees.

NO REPRESENTATIONS OR WARRANTIES

The Township expressly disclaims any and all warranties of any kind or nature whatsoever with regard to the subject properties. The Township makes no representations or warranties whatsoever. Any representations or warranties made other than what is set forth herein is unauthorized by the Township and should not be relied upon by prospective purchasers as representations by the Township.

LIMITATION OF LIABILITY

Notwithstanding anything to the contrary, the Township's liability with respect to any kind of claim, personal injury, bodily injury, or property damage or involving directly or indirectly the acquisition of the property is limited to the purchase price paid to and retained by the Township.

BID BOND

Each prospective bidder is required to present a cashier's check, money order, or certified check in the amount of Twenty-Five Hundred (\$2500.00) Dollars payable to the Charter Township of Clinton per property. **No personal checks or cash will be accepted.** It should be delivered with and made part of the sealed proposal submitted by the prospective purchaser.

TERMS OF SALE

The subject properties are being sold without contingency. Any submittals with contingencies such as mortgage approval requirements, appraisal requirements or any other requirement of any kind or nature as a pre-condition or contingency, will be considered as non-responsive. Full payment of the purchase price shall be made within thirty (30) days of bid award by the Township. Failure to furnish full payment will result in forfeiture of the entire bid bond amount. Purchaser will be responsible to submit "Property Transfer Affidavit" (PTA) and "Principal Residence Exemption Affidavit" (PRE) as required by State Statutes. Copies attached. Residents wishing to make the property their "principal residence" may be given consideration over non-homestead purchasers and will be required to execute a "covenant" stating they will maintain the property as their "principal residence" for a period of not less than five (5) years. The Township will determine whether to consider a lower bid for a PRE on a case by case basis and shall be at the sole discretion of the Clinton Township Board of Trustees.

Adjoining property owners to vacant properties offered for sale may be given consideration over other bidders. You will be required to combine the parcel with your existing property and provide a statement as to the intended use of the parcel being bid on.

Any person or entity who had any ownership interest during the period of time where the property taxes were unpaid and overdue resulting in a tax forfeiture shall be ineligible to bid and any entity who such person as an ownership or management interest shall be ineligible to bid.

TITLE WORK, STAMPS, RECORDING FEES

The Township will provide a Quit Claim Deed for the property. If a policy of title insurance is desired to insure title, it shall be issued by a Title Company in the amount of the purchase price of the property and be paid for by the purchaser. Buyers shall be responsible for paying any and all closing costs, recording fees, stamps, and other fees and charges associated with the transaction. Buyers will be responsible for completing and submitting additional documentation if required and or appropriate including but not limited to a Homestead Exemption Application. All closings shall take place at a location acceptable to the Charter Township of Clinton.

BID OFFER

I offer the following price: \$ _____
for the following property: _____
(insert property address)

I understand that my offer must be accompanied by a Twenty Five Hundred (\$2,500.00) Dollar cashier's check, money order or certified check which represents a bid bond, and I have read and understand the conditions of the sale. The bid bond may be returned within one (1) week of bid opening if I am not selected as the successful bidder. **Under no circumstances will checks be returned the day of the sale.** I will forfeit the Twenty Five Hundred (\$2,500.00) Dollars if I do not complete the sale, if I am the successful bidder. My check will be applied toward the total purchase price which will be due within thirty (30) days from bid award date. Purchaser shall be responsible for any and all condominium assessments or other charges from the condominium association back to date of acquisition by the County. The Township will provide a Quit Claim Deed for the property. If a policy of title insurance is desired to insure title, it shall be issued in the amount of the purchase price of the property and be paid for by the purchaser. Buyers shall be responsible for paying any and all recording fees, stamps, and other fees and charges associated with the transaction. Buyers will be responsible for completing and submitting additional documentation if required and or appropriate including but not limited to "principal residence exemption" and "Property transfer" Affidavit.

Dated: _____

PURCHASER(S)

(Name)

(Name)

(Address)

(Phone)

(Email Address)