



#### REQUIREMENTS:

- Building permits and the start of construction must be commenced within 12 months of signing contract.
- \$2,001 in earnest money will be required at contract signing. \$2,000 of which will be refunded when construction has begun.
- The home built on the lot bought for \$1 will be required to be at least 1,400 square feet living space on the main floor.
- Buyer will be required to pay real estate taxes on the property during the term of the contract.
- Statement of title will be held by DCDC until proof of financing and builder's contract is in place.

All communication regarding prospective buyers/builders will be kept confidential within the Dunlap Community Development Committee (DCDC) Board.

#### INTERESTED PARTIES CONTACT:

STEVE PUCK: (712) 210-1604  
LISA GROSS: (712) 263-9445  
JAKE SCHABEN: (712) 592-5253  
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# ***PLEASANT VIEW HOUSING LOT***

## **REQUIREMENTS FOR RESIDENTIAL LOT:**

The lot will be sold on a short-term real estate contract for \$2,001.00. The contract will require the buyer to apply for and obtain a building permit to start construction of a home on the property within 12 months of the date of the contract.

Dunlap Community Development Corporation (DCDC) will deed the property at the time of closing of the loan for financing the construction of the home. At which time, \$2,000.00 will be paid by DCDC to the settlement agent for use against any of the closing costs for the loan.

Should the buyer not need financing, DCDC will deed the property and will pay \$2,000.00 to the builder of the house to be applied against the buyer's obligation to the builder upon satisfaction to the Board of Directors of DCDC that the buyer has the necessary steps in place (i.e. copy of signed construction contract with blueprints with a start date) for a house to start construction within 30 days of transfer of the deed.

Should the buyer not have a closing date set or have a builder ready to start construction within 12 months of the date of the contract, DCDC will file for forfeiture of the contract and the buyer forfeits the \$2,001.00 paid for this contract.

The home built on the lot offered for \$2,001.00 with a \$2,000 refund paid by DCDC requires that the main floor living area of the home be at least 1,400 square feet. Otherwise, the home must comply with the covenants of the Pleasant View Subdivision.

Buyer will be required to pay the real estate taxes on the property during the term of the contract. Buyer will be required to carry appropriate insurance coverage with DCDC named as an additional insured during the term of the contract.