

OWNS Notice
Ownership, Wealth, Neighborhood Stabilization
Buying City-Owned House for Rental Within 500' of Your Owner-Occupied Home
9-6-2022

Address of City House:

write in address of City-owned house that you are submitting offer for

**Address of OWNS Buyer's
Owner-Occupied House:**

write in address of house that you own and occupy as your residence - you
must be on title to this house.

After the first 30 days¹ that a City-owned house is for sale, the City of Milwaukee OWNS Program gives OWNS buyers who owner-occupy their own house within 500 feet of the City-owned house, and who want to buy the City-owned house as an investment property to rent out to others, the opportunity to buy.

All things being equal, an owner-occupant buyer will still be given preference over an OWNS investor buyer during the period from the 31st day to the 60th day, and even after the 60th day. After the 60th day, an OWNS investor buyer may also submit an offer, and all things being equal, an OWNS investor buyer will be given preference over another investor buyer who is not an OWNS investor buyer.

OWNS investor buyers may also be eligible for special NIDC rental-rehab financing.

To buy and close on the City-owned house, the OWNS investor buyer:

Must produce a Landlord Training Certificate: milwaukee.gov/DNSPrograms/lltp

- Must agree to a Deed for the City house that will be subject to a "No Tax Exemption" deed restriction, and a 5-year ownership deed restriction with \$25,000 in damages for default of 5 year period.
- Must prove that the OWNS buyer owner-occupies their own house that is within 500 feet of the City-owned house
- Must submit with this Notice a copy of a deed that has been recorded at the Register of Deeds Office showing that the OWNS buyer is on title to the OWNS buyer's owner-occupied house
- Must meet the City's General Buyer Policies in MCO 304-49-9
- Must show Proof of Funds to buy and to complete Essential Repairs
- Will be required to pay a \$2,000 Performance Deposit for timely Essential Repair Verification.

¹ 500' buyers have preference during the first 30 days the City-owned house is for sale. MCO 304-49-4-b.

OWNS buyers may be eligible for special NIDC Rental-Rehab financing. See milwaukee.gov/DCD/NIDC/RentalRehabLoan regarding NIDC’s Rental-Rehab 5-year forgivable loans and the matching fund requirement. The NIDC Rental Rehab financing for an OWNS buyer:

- Increases the forgivable loan amount to a maximum of \$20,000 per unit
- Counts the purchase price paid for the City-owned house toward the matching fund requirement for the loan (up to 50%)
- Removes tenant income maximums
- Imposes the NIDC rent maximums
- Rent limits are (subject to adjustment): \$797 for a 2-bedroom apartment; \$1,036 for a 3-bedroom apartment; and \$1,145 for a 4-bedroom apartment.
- Imposes the same deed restrictions mentioned above (the 5-year holding restriction and no-tax exemption restriction will apply).

Follow these steps to use the OWNS Program:

1. **See the City-owned house.**
Contact a Wisconsin licensed real estate broker for showings: www.wra.org/Find-A-Realtor
2. **Make an offer on the City-owned house. Offers must be submitted on City forms.**
The City Offer form is available online at: milwaukee.gov/CityHouses. The completed, signed Offer form must be submitted to the City by your agent or broker. Call your broker for details. Owns special addendum form is at milwaukee.gov/OWNS.
3. **Submit this OWNS Notice letter and OWNS Special Addendum along with your Offer.**
4. **Submit with this OWNS Notice letter and the Offer, a copy of a recorded Deed showing you are on title as owner of the house you owner-occupy that is within 500’ of the City-owned house.**
5. **If you will be seeking the NIDC Rental Rehab loan, submit your application for that loan (and your Offer, and this Notice, and the recorded Deed with you on title for your owner-occupied home).**

Please note:

- ✓ **Repair Estimates for the City-owned house are provided by the City for informational purposes only.** The scope provided with the listing is not a substitute for viewing the City-owned house in person. Buyers need to show proof of funds for the purchase price and for essential repairs. Ask your broker for details.

If your broker or agent has questions, please direct them to contact the City of Milwaukee Department of City Development at 414-286-5730 or online at milwaukee.gov/CityHouses.

Your Name (PLEASE PRINT BELOW):	Your Phone Number:	Your Address:
By signing below, you affirm that you owner-occupy your house within 500 feet of the City-owned house you want to buy (identified above).		
Signature:		Date: