

FORM D
APPLICATION FOR APPROVAL TO PURCHASE LAND

To the Board of Church Properties, Oregon Pacific District:

Directions:

1. The pastor may submit a purchase offer to the seller provided it includes at least the following contingencies: (1) approval of the district superintendent and the District Board of Church Properties; (2) the securing of financing, if financing is necessary; and (3) approval by vote of the church members as provided by Manual provisions.
2. The pastor should complete questions 1 through 21 and return this application form, together with a copy of the purchase offer, to the District Board of Church Properties.
3. It is recommended that the local church secure the counsel of a competent attorney throughout these negotiations.

1. Date _____

2. The _____ Church of the Nazarene requests permission from Oregon Pacific District Board of Church Properties to purchase land at:
(address) _____
(city or county) _____ (state) _____

3. The total acreage of the land is _____. Has the land been surveyed to assure the church of the exact acreage? _____. On the back of this sheet, please draw a diagram of the land and adjoining streets or roads (or attach an adequate plat map).

4. The land is to be used for _____

5. Have you checked the zoning to assure your desired use? _____
What is the present zoning? _____ Is a zoning change necessary? _____

6. Is the deed free of encumbrances? _____

7. Are there any special restrictions as to the usage of this property as are often included in subdivision deeds? _____
If so, attach a copy to this application.
8. Are the following public utilities available: city water _____? gas _____?
sewer _____? Electricity _____? telephone service _____?
9. Has the land passed a percolation test? _____
10. If public utilities are not available what provisions can be made for water, sewage, electricity, gas and telephone? _____

DIAGRAM OF LAND AND ADJOINING STREETS OR ROADS

11. Is there safe and convenient access to the land from the road? _____

If questionable, explain: _____

12. What, if any, state, county or city requirements are necessary to connect a driveway to the public highway, road or street? _____

Is it necessary to widen the pavement and install curbing? _____

13. What requirements govern the installation of parking facilities on this land? _____

14. Describe the topography (level, rolling hills, steep grade, how low or high from the road, rocky, heavily wooded, existing structures, etc.) _____

15. Is there evidence of standing water or poor drainage? _____

16. Has the church made a long-range study of its future ministry, and the population trends of the community sufficient to warrant the purchase of this land? _____

17. What is the asking price? \$ _____

What is the offered price? \$ _____

18. How does this price compare to similar land in the area? _____

19. What is a professional appraisal of the land? _____

20. How much cash can the church place down on this land? \$ _____

How much money will have to be borrowed? \$ _____

a. From whom will you borrow? _____

b. Will there be a mortgage? _____

c. What is the interest rate of the loan? _____ What is the term (length) of the loan? _____

d. How much are the monthly payments? \$ _____

e. Are there any special details about the loan? _____

f. How will the monthly payments affect your local church budget? _____

g. Including this loan, what then will be the total church indebtedness? \$ _____

What will be the total real estate value of your church property? \$ _____

What was the total income of your church for each of the past five years? \$ _____

\$ _____ \$ _____

\$ _____ \$ _____

21. Who is the Realtor? _____

CHURCH BOARD ACTION ON PROPOSED SALE OF CHURCH PROPERTY:

Date _____ Number present _____ For: _____ Against: _____

Signed _____
(Pastor)

CHURCH PROPERTIES BOARD ACTION

Date _____ Approved _____ Not Approved _____

Approved with the following qualifications _____

Referred back to the church for further study _____

Signed _____
(Chairman, Church Properties Board)