



Land Contract Buyer Guide: After Paying in Full

What is a land contract? A land contract is a real estate transaction in which the buyer pays the seller for the purchase of a property over time. A land contract purchaser is not a renter, but has partial ownership while they are making payments. The seller holds the deed until the purchase is fully paid, and the buyer has most of the other rights and responsibilities of ownership throughout the payment period. It is a legally binding agreement.

After a buyer has paid in full for their land contract and receives their deed, there are a few short steps to finalize paperwork. There are also some optional additional steps the buyer may wish to take.

Immediate Tasks

- **Record deed:** Buyer should record quit claim or warranty deed.
- **Fill Property Transfer Affidavit and Principal Residence Exemption:** Buyers who are not already listed as the taxpayer of record or who lack the Principal Residence Exemption may file these documents.
- **Continue paying property taxes:** Homeowners are required to pay property taxes every year to the City of Detroit. Failure to do so can lead to tax foreclosure.

Optional Tasks

- **Quiet title:** Buyers who have a quit claim deed may want to “upgrade” to a warranty deed.
- **Home insurance:** While buyers are no longer required to have home insurance through the land contract, they may want to purchase home insurance to protect their asset.
- **Side lot:** Homeowners who live adjacent to “side lots” owned by Detroit Land Bank Authority may be able to purchase the lot for \$100.

Congratulations! You own your home! See the back of this page for a step-by-step guide that will take you through these steps that should be followed at the signing of the land contract. Additional information is also available at detroitlandcontracthelp.com.

Housing Counseling Services

The following offer free or low-cost counseling and services for housing, financial, legal, and other issues. Buyers are recommended to reach out to counseling services before signing a land contract.

- **Detroit Housing Network**
detroithousingnetwork.org
- **Detroit Justice Center**
1420 Washington Blvd #220
Detroit, MI 48226
313-736-5957
detroitjustice.org
- **Lakeshore Legal Aid**
2727 2nd Ave, #301
Detroit, MI 48202
888-783-8190
lakeshorelegalaid.org
- **Michigan Legal Help**
michiganlegalhelp.org
- **Michigan Legal Services/United Community Housing Coalition**
2727 2nd Ave, #313
Detroit, MI 48202
313-963-3310
uchcdetroit.org
help@uchcdetroit.org

Government Resources

- **Detroit Taxpayer Service Center**
Coleman A. Young Municipal Center, 2 Woodward Ave, Suite 130
Detroit, MI 48226
- **Wayne County Register of Deeds**
400 Monroe St, 7th Fl
Detroit, MI 48226
313-224-5850
waynecountylandrecords.com/recorder/web
- **Wayne County Treasurer**
400 Monroe St, 5th Fl
Detroit, MI 48226
313-224-5990
pta.waynecounty.com





Stage 5 Step-by-Step Guide: After Paying In Full

Buyers: use these steps to guide you after you pay off your land contract.

Immediate Tasks	Status	Source
1 Record original deed <i>Payment is \$15 +\$3/page, not including sales tax.</i>	<input type="checkbox"/> Complete	Wayne County Register of Deeds 400 Monroe, 7th Floor
2 File PTA and PRE <i>Only required if not filed during the land contract. Bring ID and copy of deed. Keep a stamped copy for your records.</i>	<input type="checkbox"/> Complete	City of Detroit Taxpayer Assistance 2 Woodward Ave., #130
3 Continue paying property taxes	<input type="checkbox"/> Complete	City of Detroit Office of the Treasury 2 Woodward Ave., #154
4 Enjoy!	<input type="checkbox"/> Complete	Your Home

Optional Additional Steps

5 Quiet title	<input type="checkbox"/> Complete	Legal or Title Service Provider
6 Home insurance	<input type="checkbox"/> Complete	Home Insurance Provider
7 Purchase a side lot	<input type="checkbox"/> Complete	Detroit Land Bank Authority buildingdetroit.org/sidelots

Notes: