

STATE OF ILLINOIS  
LAND SALES REGISTRATION ACT OF 1999  
**FILING INSTRUCTIONS**

The following instructions must be followed when completing the Land Sales Registration Act of 1999 [765 ILCS 86] application. FAILURE TO COMPLY WITH THESE INSTRUCTIONS WILL RESULT IN A DELAY IN THE PROCESSING OF YOUR APPLICATION.

1. All questions on the Land Sales application must be answered fully. If the question does not apply, so indicate by stating "NOT APPLICABLE." Spaces may be enlarged or extended to provide a comprehensive explanation. Additional pages may be used to fully explain a question and additional information may be added, if necessary. An amendment to an existing registration may incorporate by reference information or documentation contained in a previous filing if such filing was on property contiguous to the present filing.
2. Registration applications shall be filed on good quality, unglazed, 8 ½ x 11 or legal size white paper, with a 1" margin at the top and sides. Information shall be typed in black ink, using a standard size of type. Deeds, title policies, maps, plots, and other supporting documents must be reduced to a size which allow them to be neatly folded and bound with the application. The filing must be in stiff folder through which a metal fastener will bind the entire filing at the top.
3. Attachments I, II, and III set forth the supporting documentation required for each type of registration. The supporting documentation shall be attached as exhibits. Each exhibit shall be identified by affixing a tab on the right side of the cover sheet of the exhibit. Such identification shall conform to the alphabetical format of Attachment I, II, or III. There shall be an "Index to Exhibits" which shall be the cover page and should list in order all of the exhibits and supplementary materials in the filing.
4. If the information in an exhibit is applicable to more than one part of the Questionnaire, the developer may incorporate that information by reference to the appropriate exhibit.
5. If an item in the application is supported by information in an exhibit, place the appropriate identification in the space immediately following the item in the application. Whenever an item in the application requires a summary or statement of terms, such summary or statement must be presented in a clear and concise manner.
6. Where documentation required in Attachment I, II, or III does not apply, in lieu of an exhibit, the application shall insert a page reciting the exhibit identification and description as set forth in Attachment I, II, or III hereof and indicate thereon "NOT APPLICABLE." Where required documentation cannot be obtained, the applicant must furnish a letter of explanation.
7. There shall be a balance sheet and profit and loss statement dated within 90 days of this application and certified by the Chief Financial Officer of the developer.
8. If the subdivision is not registered with the Bureau of Consumer Financial Protection, Interstate Land Sales (CFPB – ILS), refer to Attachment I for supporting documentation requirements.

**FILINGS APPROVED BY CFPB – ILS**

If the subdivision is registered with the Bureau of Consumer Financial Protection, Interstate Land Sales, a shortened filing procedure is available. Refer to Attachment II.

**NOTE:** Previously, consumer protection functions were administered and enforced by the U.S. Department of Housing and Urban Development, Office of Interstate Land Sales Registration.

**FILINGS APPROVED BY ANOTHER JURISDICTION AUTHORIZED BY IDFP**

If the subdivision is registered in another jurisdiction authorized by the Department, a shortened filing procedure is available. Refer to Attachment III.



ILLINOIS DEPARTMENT OF FINANCIAL AND PROFESSIONAL REGULATION  
 DIVISION OF PROFESSIONAL REGULATION  
 320 WEST WASHINGTON STREET  
 SPRINGFIELD, ILLINOIS 62786

**LAND SALES REGISTRATION ACT OF 1999  
 LAND SALES APPLICATION**

**FOR OFFICIAL USE ONLY**

**IMPORTANT NOTICE:** Completion of this form is necessary to accomplish the requirements outlined in [765 ILCS 86]. Disclosure of this information is **REQUIRED**. Failure to provide any information will result in a delay in processing. Submission of false information may subject the affiant to prosecution under applicable perjury statutes. This form has been approved by the Agency Forms Coordinator.

PLEASE CHECK ONE:

- INITIAL REGISTRATION
- AMENDMENT TO PREVIOUS REGISTRATION

CHECK TYPE OF OWNERSHIP:

- INDIVIDUAL
- PARTNERSHIP
- CORPORATION
- FOREIGN CORPORATION
- LIMITED LIABILITY COMPANY

**1. DEVELOPER**

- a. Name of developer: \_\_\_\_\_
- Address of developer: \_\_\_\_\_
- b. Telephone No: (\_\_\_\_) \_\_\_\_\_
- c. F.E.I.N. or Social Security No: \_\_\_\_\_
- d. If incorporated, state where and when: \_\_\_\_\_
- e. If a foreign corporation, have you qualified to do business in Illinois?  YES  NO
- f. Indicate status of applicant:  OWNER  DEVELOPER  AGENT
- g. If other than owner, explain and fully identify owner: \_\_\_\_\_
- h. Indicate name and mailing address to whom correspondence should be directed: \_\_\_\_\_

**2. SUBDIVISION**

- a. Common promotional name: \_\_\_\_\_
- b. List properties in this filing: \_\_\_\_\_
- c. Indicate number of lots in this filing: \_\_\_\_\_
- d. Indicate number of lots in any previous filing for this subdivision: \_\_\_\_\_
- e. Indicate, in square feet, the dimensions of the smallest lot: \_\_\_\_\_
- f. Indicate minimum road frontage: \_\_\_\_\_
- g. Indicate acreage in entire subdivision: \_\_\_\_\_
- h. Indicate gross acreage in this filing: \_\_\_\_\_
- i. Indicate number of dwellings in the subdivision at the time of filing: \_\_\_\_\_



**6. IMPROVEMENTS (continued)**

b. If assurances have been posted to secure the completion of any improvements, state type and with whom and list improvements so secured: \_\_\_\_\_  
\_\_\_\_\_

c. If any promised improvements are not completed and no assurances have been posted to secure completion, what means, if any, shall be employed to guarantee completion? \_\_\_\_\_

d. Have the parcels in this subdivision been offered for sale by any media advertising or sales promotional plan at any time prior to the date thereof? If yes, please explain.  YES  NO

e. Are all improvements promised to purchasers included in the sales contract?  YES  NO

If yes, explain: \_\_\_\_\_

**7. TAXES, ASSESSMENTS**

a. Are current real property taxes paid?  YES  NO

b. Date next payment due: \_\_\_\_\_

c. How is the tax based?  RAW ACREAGE VALUATION  SUBDIVISION LOT VALUATION

d. Who is to pay taxes until such time as the title is conveyed? \_\_\_\_\_

e. Are there any assessments levied by any governmental authority?  YES  NO

If yes, explain: \_\_\_\_\_

f. Is the land located in a special district or affected by any bond issue?  YES  NO

If yes, explain: \_\_\_\_\_

**8. TERMS AND CONDITIONS OF SALE**

a. Are cash sales allowed?  YES  NO

b. Minimum down payment on installment sales: \_\_\_\_\_

c. Maximum term of installment contracts: \_\_\_\_\_

d. Annual interest rate: \_\_\_\_\_ Is interest charge included in payment?  YES  NO

e. When does purchaser take title? \_\_\_\_\_

f. If there is a penalty for prepayment, explain: \_\_\_\_\_

g. If there is a refund provision, explain: \_\_\_\_\_

h. If all improvements promised are not included in the sales contract, explain: \_\_\_\_\_  
\_\_\_\_\_

**8. TERMS AND CONDITIONS OF SALE (continued)**

i. Will purchaser be required to pay an improvement maintenance charge or any other sum than purchase price and interest and taxes or assessments validly levied by a government authority? If yes, explain: \_\_\_\_\_  YES  NO

j. Sales prices range from: \$ \_\_\_\_\_ to \$ \_\_\_\_\_

k. Are there any inducements such as gifts, free offers or any other promises offered to prospective purchasers? If yes, explain: \_\_\_\_\_  YES  NO

**9. TYPE OF OFFERING IN THIS FILING**

a. Zoning classifications: \_\_\_\_\_

b. Have you entered or do you plan to enter into a home building project in this subdivision? If yes, provide type of homes, price, terms of sales, etc. \_\_\_\_\_  YES  NO

c. State uses if improved or unimproved lot: \_\_\_\_\_

d. Has the land been offered for sale at any time to the date of this filing in this or any other jurisdiction? \_\_\_\_\_  YES  NO

If yes, explain: \_\_\_\_\_

e. Type of offering:  HOMESITE  CAMPSITE  IMPROVED ACREAGE  
 RV PARK  MOBILE HOME PARK  UNIMPROVED ACREAGE

**10. AREA FACILITIES AND SERVICES**

a. Facilities – Distances should be expressed in mileage over roads accessible by conventional automobiles.

FACILITY	TYPE	DISTANCE
Schools		
Shopping		
Medical		
Churches		
Police		
Fire		

b. Public Utilities

TYPE	JURISDICTION	RATES

**11. FILINGS WITH STATE/FEDERAL/PROVINCE AUTHORITIES**

a. Has this filing been approved by CFPB - ILS?

YES  NO

If yes, please provide CFPB - ILS file number: \_\_\_\_\_

If no, explain why not and if such approval is expected: \_\_\_\_\_

\_\_\_\_\_

b. Has this filing been approved by any state regulatory agency?

YES  NO

If yes, state the jurisdiction: \_\_\_\_\_

c. Has the filing been rejected, suspended or revoked by the federal government or any state regulatory agency? If yes, state the jurisdiction and the present status: \_\_\_\_\_

YES  NO

**12. BROKER**

a. Do you have an Illinois Real Estate Broker who will handle sales in this state?

YES  NO

If yes, provide name, address and license number: \_\_\_\_\_

**13. RESALE PROGRAM**

a. Do you intend to engage in a resale program for purchasers who wish to sell their contract interest in lots which they have purchased?

YES  NO

If yes, explain the program in full: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**CERTIFICATION**

STATE OF \_\_\_\_\_)

COUNTY OF \_\_\_\_\_)

CORPORATION SEAL  
(if applicable)

I hereby certify that I personally completed this application; that the statement contained in said application and in all statements accompanying same are true, correct, and complete in all respects and in compliance with the provisions of the Illinois Land Sales Registration Act to the best of my knowledge and belief; and that I am the person legally authorized to sign for this firm.

\_\_\_\_\_  
Signature of Person Designated to Sign for Firm

\_\_\_\_\_  
Type or Print Name of Person Designated to Sign for Firm

NOTARY  
SEAL

Subscribed and sworn before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Signature of Notary Public

**SUBMISSION OF A FALSE AFFIDAVIT MAY SUBJECT THE AFFIANT  
TO PROSECUTION UNDER APPLICABLE STATUTES.**

## ATTACHMENT I - SUPPORTING DOCUMENTATION

The following exhibits must accompany an application for registration of any subdivision **not** registered with the Bureau of Consumer Financial Protection, Interstate Land Sales (CFPB – ILS).

EXHIBIT A -- If a Corporation -- submit a copy of Articles of Incorporation amendments hereto and a current list of all names and addresses of officers and directors with their principal occupations for the past 5 years. Submit name and address of any person whose interest in the application is 10 percent or more and the extent and nature of such ownership.

If a Foreign Corporation -- submit a Certificate of Authority to Transact Business in Illinois, if applicable. (contact the Illinois Secretary of State's Office for additional information)

If a Partnership or Association – submit a copy of Articles of Partnership or Association or other organizational Documents.

EXHIBIT B – A certified financial statement dated within 90 days of the application and certified by the Chief Financial Officer of the applicant.

EXHIBIT C -- Consent to Service of Process.

EXHIBIT D -- A general location map showing total land offered or to be offered, drawn to scale, indicating lands included in this filing and land previously registered, if any, in the subdivision being developed.

EXHIBIT E -- Topographic map of lands included in this filing.

EXHIBIT F -- Copy of plat, map, survey or record, or other form of map or survey if property is not platted or mapped of record.

EXHIBIT G – Evidence of Title

1. Copy of Certificate of Title
2. Copy of Title Insurance Policy.
3. Opinion of Title, or
4. Other evidence of Title.

EXHIBIT H -- Copy of conveyance bearing recordation data by which the owner acquired title to the lands in this filing.

EXHIBIT I -- Legal description of property in this filing.

EXHIBIT J -- Encumbrances

1. Copy of mortgage.
2. Copy of trust deed.
3. Copy of any other encumbrances.
4. Copy of offset statement or release clause.

EXHIBIT K -- Covenants

1. Copy of restrictions.
2. Copy of reservations.
3. Copy of easements.
4. Copy of any other conditions.

EXHIBIT L -- Improvements

1. Copy of performance bonds or agreements assuring the completion of promised improvements.
2. Copy of the construction schedule for all promised improvements.
3. Copy of the contract with a public utility for the installation of any improvements.
4. Copy of engineer's statement as to roads, water, power, soil, drainage, flood control, and sewage disposal.
5. Copy of engineer's statement as to estimate costs of any promised improvements not completed.
6. Copy of documents or letters showing what governmental entity has agreed to accept maintenance of the roads and drainage, if applicable.

EXHIBIT M -- Sale Documents

1. Copy of all sales contracts, agreements, options, or lease forms.
2. Copy of promissory notes.
3. Copy of form of deed to be used to convey property.

EXHIBIT N – Property Reports

1. Illinois Public Property Report, and
2. Property report filed with CFPB - ILS, or
3. Property Report approved in another jurisdiction. (see Section 1260.125 of the Administrative Rules)

## ATTACHMENT II – SUPPORTING DOCUMENTATION

*The following exhibits must accompany an application for registration of any subdivision currently registered with the Bureau of Consumer Financial Protection, Interstate Land Sales (CFPB – ILS).*

EXHIBIT A – The following documents, obtained from CFPB-ILS:

1. Certification of Registration.
2. Federally approved property report, and
3. Copy of the signed Questionnaire known as "Additional Information and Documentation" or similar federally accepted information form.

EXHIBIT B -- If a Foreign Corporation – provide certificate of authority to transact business in Illinois, if applicable. (contact the Illinois Secretary of State's Office for additional information)

Submit background information of any person whose interest in the applicant is 10 percent or more and the extent and nature of the ownership. A copy of form accepted by CFPB - ILS will be accepted.

EXHIBIT C – A certified financial statement dated within 180 days of the application and certified by the Chief Financial Officer of the applicant.

EXHIBIT D – Consent to Service of Process.

EXHIBIT E -- Recent evidence of title by one of the following:

1. Copy of Certificate of Title.
2. Copy of Title Insurance Policy.
3. Opinion of Title, or
4. Other evidence of Title.

EXHIBIT F -- Encumbrances

1. Copy of mortgage.
2. Copy of trust deed.
3. Copy of any other encumbrances, and
4. Copy of offset statement or release clause.

EXHIBIT G -- Improvements -- Submit copies of letters of credit, performance bonds or agreements assuring the completion of promised improvements.

EXHIBIT H -- Sale Documents

1. Copy of all sale contracts, agreements, options, or lease forms.
2. Copy of promissory notes.

EXHIBIT I -- Statement to Illinois Buyers with receipt.

## ATTACHMENT III – SUPPORTING DOCUMENTATION

The following exhibits must accompany an application for registration of any subdivision currently registered and in good standing with another jurisdiction which has been authorized by the Department of Financial and Professional Regulation, whereby the requirements for registration are substantially the same or exceed the requirements of the Land Sales Registration Act of 1999 [765 ILCS 86].

EXHIBIT A -- A Certificate of Registration and good standing from other jurisdiction.

EXHIBIT B -- If a Foreign Corporation – provide certificate of authority to transact business in Illinois, if applicable. (contact the Illinois Secretary of State's Office for additional information)

Submit background information of any person whose interest in the applicant is 10 percent or more and the extent and nature of the ownership. A copy of form accepted by CFPB - ILS will be accepted.

EXHIBIT C – A certified financial statement dated within 180 days of the application and certified by the Chief Financial Officer of the applicant.

EXHIBIT D – Consent to Service of Process.

EXHIBIT E -- Recent evidence of title by one of the following:

1. Copy of Certificate of Title.
2. Copy of Title Insurance Policy.
3. Opinion of Title, or
4. Other evidence of Title.

EXHIBIT F -- Encumbrances

1. Copy of mortgage.
2. Copy of trust deed.
3. Copy of any other encumbrances, and
4. Copy of offset statement or release clause.

EXHIBIT G -- Improvements -- Submit copies of letters of credit, performance bonds or agreements assuring the completion of promised improvements.

EXHIBIT H -- Sale Documents

1. Copy of all sale contracts, agreements, options, or lease forms.
2. Copy of promissory notes.

EXHIBIT I – Public Property Report approved by other jurisdiction. The Report must include an Addendum for Illinois Buyers disclosing the required language as set forth in Section 1260.125 of the Administrative Rules.



ILLINOIS DEPARTMENT OF FINANCIAL AND PROFESSIONAL REGULATION  
 DIVISION OF PROFESSIONAL REGULATION  
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STATE OF ILLINOIS  
 LAND SALES REGISTRATION ACT OF 1999

**DISCLOSURE STATEMENT**  
 (FOR DIRECTORS, OFFICERS, & PARTNERS)

**IMPORTANT NOTICE:** Completion of this form is necessary to accomplish the requirements outlined in [765 ILCS 86], and must be completed by all partners, officers, directors, or persons occupying similar status or function for the subdivider or anyone whose interest in the applicant exceeds 10%. For corporations or partnerships owning in excess of 10%, attach latest financial statement (balance sheet and income statement). Failure to provide any information will result in a delay in processing and the submission of false information may subject the affiant to prosecution under applicable perjury statutes. This form has been approved by the Agency Forms Coordinator.

1. NAME OF FIRM MAKING APPLICATION:	2. FEDERAL EMPLOYEE IDENTIFICATION NUMBER:
3. ADDRESS OF FIRM (include Street, City, State, Zip):	4. DATE AND PLACE OF BIRTH OF DIRECTOR, OFFICER, OR SHAREHOLDER:
5. NAME OF DIRECTOR, OFFICER, OR SHAREHOLDER:	6. ARE YOU AN OFFICER, DIRECTOR, PARTNER OR EMPLOYEE OF ABOVE NAMED FIRM? <input type="checkbox"/> YES <input type="checkbox"/> NO
7. RESIDENCE ADDRESS OF #5 ABOVE (include street, city, state, zip):	<i>Check one:</i> <input type="checkbox"/> President <input type="checkbox"/> Secretary <input type="checkbox"/> Director <input type="checkbox"/> Vice President <input type="checkbox"/> Treasurer <input type="checkbox"/> Other_____

8. RECORD OF PREVIOUS OCCUPATION (PAST 5 YEARS).

NAME AND ADDRESS OF BUSINESS	DATES FROM - TO	BRIEF DESCRIPTION OF DUTIES PERFORMED

8a. IF LICENSED, HAS YOUR LICENSE AS A REAL ESTATE BROKER OR SALES PERSON EVER BEEN REVOKED OR SUSPENDED IN THIS STATE OR ANY OTHER STATE? <input type="checkbox"/> YES <input type="checkbox"/> NO	9a. DO YOU AS PRINCIPAL OF THE FIRM HAVE AN INTEREST IN THE APPLICANT? <input type="checkbox"/> YES <input type="checkbox"/> NO
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8b. LIST STATES IN WHICH LICENCED AS A REAL ESTATE BROKER OR SALESPERSON.	9b. INDICATE EXTENT AND NATURE OF INTEREST (Within 30 days of filing of application):  No. of Shares Owned: _____ % of Ownership: _____
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10. HAVE YOU ANY WRITTEN AGREEMENT COVERING ACQUISITION OF ADDITIONAL INTEREST? (If "Yes", give full explanation on separate sheet marked Exhibit "A".)

11. STATE IN FULL OUR ARRANGEMENTS WITH THIS ORGANIZATION REGARDING COMPENSATION, SALARY, COMMISSION, PROFIT SHARING, BONUS, ETC. (If necessary, attach a separate sheet market Exhibit "B".)

12. LIST AFFILIATED COMPANIES OF THE REGISTRANT WITH WHICH YOU ARE ASSOCIATED AND INDICATE YOUR RELATIONSHIP AS AN OFFICER, DIRECTOR, PRINCIPAL, OR HOLDER OF INTEREST IN EXCESS OF 10%. (If additional space is needed, attach a separate sheet marked as exhibit "C".)

NAME AND ADDRESS OF AFFILIATED COMPANY	POSITION HELD

13. ANSWER THE FOLLOWING QUESTIONS. (If "yes", provide an explanation on a separate sheet providing marked exhibit "D".)		YES	NO
a.	Have you ever been an officer or director in a company which has become insolvent or has voluntarily or involuntarily declared bankruptcy?	<input type="checkbox"/>	<input type="checkbox"/>
b.	Have you ever as an individual filed a petition in voluntary bankruptcy or has an involuntary petition in bankruptcy been filed against you?	<input type="checkbox"/>	<input type="checkbox"/>
c.	Have you ever been convicted of any crime? (Disregard minor traffic violations.)	<input type="checkbox"/>	<input type="checkbox"/>
d.	Have you or the applicant ever been subject to any injunction or administrative order (including consent order) of any kind?	<input type="checkbox"/>	<input type="checkbox"/>
e.	Has the applicant company or any of its officers and directors ever been convicted of a crime involving land disposition or any aspect of the land sales business, in this state, the Unites States or foreign country?	<input type="checkbox"/>	<input type="checkbox"/>

STATE OF \_\_\_\_\_ )

COUNTY OF \_\_\_\_\_ )

I, \_\_\_\_\_, do solemnly swear that the foregoing answers and statements have been knowingly made by me and that the same are true, and that I have not omitted to state any material facts touching upon such matters.

\_\_\_\_\_  
Signature of Principal

Subscribed and sworn before me in \_\_\_\_\_ County, in the State of \_\_\_\_\_, by the said \_\_\_\_\_, who personally appeared before me in the aforesaid County and State this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public

NOTARY  
SEAL

My Commission Expires: \_\_\_\_\_



ILLINOIS DEPARTMENT OF FINANCIAL AND PROFESSIONAL REGULATION  
 DIVISION OF PROFESSIONAL REGULATION  
 320 WEST WASHINGTON STREET  
 SPRINGFIELD, ILLINOIS 62786

STATE OF ILLINOIS  
 LAND SALES REGISTRATION ACT OF 1999  
 CONSENT TO SERVICE OF PROCESS

**IMPORTANT NOTICE:** Completion of this form is necessary to accomplish the requirements outlined in [765 ILCS 86]. Disclosure of this information is **REQUIRED**. Failure to provide any information will result in a delay in processing. Submission of false information may subject the affiant to prosecution under applicable perjury statutes. This form has been approved by the Agency Forms Coordinator.

**KNOW ALL THESE MEN BY THESE PRESENTS:**

That I, \_\_\_\_\_, being a nonresident of the State of Illinois and a registrant under the provisions of the Illinois Land Sales Registration Act of 1999 [765 ILCS 86] and having filed herewith my application as required by said statute, do hereby irrevocably consent that if, in any lawsuit or action commenced against me in the State of Illinois arising out of a violation of 765 ILCS 86, personal services of summons or process upon me cannot be made in the State of Illinois after the exercise of due diligence, a valid service may thereupon be made by delivering the summons or process to the Department, providing that the Department shall then mail a true copy of such summons or process to me by registered mail, at last known address as it appears on the copy of this form on the file with the Department. I understand that this address may be changed by filing a new copy of this form.

The address where I will be available for service by mail is as follows: \_\_\_\_\_

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Title

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

NOTARY  
 SEAL

\_\_\_\_\_  
 Notary Public

My commission expires: \_\_\_\_\_

STATE OF ILLINOIS  
LAND SALES REGISTRATION ACT OF 1999  
[765 ILCS 86]

PUBLIC PROPERTY REPORT

FILED BY:

FOR:

DATE OF THIS REPORT: \_\_\_\_\_

THIS REPORT HAS BEEN FILED WITH THE STATE OF ILLINOIS DEPARTMENT OF FINANCIAL AND PROFESSIONAL REGULATION, AS REQUIRED BY LAW. THE DEPARTMENT DOES NOT APPROVE OR RECOMMEND THE PURCHASE OF ANY LAND DESCRIBED IN THIS REPORT AND ADVISES PROSPECTIVE PURCHASERS TO VISIT THE SUBDIVISION BEFORE PURCHASING OR ENTERING ANY CONTRACT TO PURCHASE ANY PROPERTY IN THE SUBDIVISION.

**PART 1 GENERAL INFORMATION**

1. Name of developer: \_\_\_\_\_

Principal address: \_\_\_\_\_

2. Name of subdivision: \_\_\_\_\_

3. Location or principal address of the subdivision: \_\_\_\_\_

\_\_\_\_\_

a) Nearest city with population of 10,000 or more: \_\_\_\_\_

4. This offering consists of \_\_\_\_\_ lots.

5. The specific lot numbers included in this offering are: \_\_\_\_\_

6. Type of offering:

Improved Acreage

Home Site

Unimproved Acreage

Other: \_\_\_\_\_

**PART 2 LAND USE**

1. Give a brief description of the overall subdivision, including the present topographical characteristics of the land and whether or not subsurface improvements or special foundation work will be required to construct residential or commercial structures on the land: \_\_\_\_\_

\_\_\_\_\_

2. List all permissible uses of the property based upon local zoning ordinances: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

3. List all existing or proposed unusual conditions, material circumstances, or features relating to the location of the subdivision:

\_\_\_\_\_

\_\_\_\_\_

4. What is the average annual rainfall and, if applicable, the average annual snowfall for the area in which the subdivision is located: \_\_\_\_\_

\_\_\_\_\_

5. Does the developer have a comprehensive program to control soil erosion, sedimentation, and flooding throughout the entire subdivision? *Explain:* \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

6. State the temperature ranges for the summer and winter seasons:

	<b>Summer</b>	<b>Winter</b>
Low Temperature	_____	_____
High Temperature	_____	_____

**PART 3 IMPROVEMENTS**

1. Indicate the promised improvements in this filing, the percentage completed and the expected completion date.

	Percentage Completed	Expected Completion Date		Percentage Completed	Expected Completion Date
Graded Roads			Curbs and Gutters		
Paved Streets			Sidewalks		
Electricity			Street Lighting		
Central Water			Gas		
Sewage Disposal			Garbage Disposal		
Drainage			Telephone		

2. Indicate the extent to which financial arrangements have been provided for the completion of all promised improvements: \_\_\_\_\_  
 \_\_\_\_\_

**PART 4 BUILDINGS, UNITS AND AREA FACILITIES**

1. Number of homes constructed or under construction as of the cover date: \_\_\_\_\_
  - a) Average square footage of these homes: \_\_\_\_\_
2. What common areas and facilities will be available? \_\_\_\_\_
3. Are common facilities physically accessible for handicapped persons?       Yes       No
4. Are the following available in the subdivision? If not, state the distance from the subdivision.
  - a) Schools: \_\_\_\_\_
  - b) Medical facilities (hospitals, doctors, dentists): \_\_\_\_\_
  - c) Shopping facilities: \_\_\_\_\_
  - d) Churches: \_\_\_\_\_
  - e) Fire and police protection: \_\_\_\_\_
  - f) Public Transportation: \_\_\_\_\_

**PART 5 TITLE**

1. Describe any liens, defects or encumbrances on or affecting the title to the property:

\_\_\_\_\_

a) Does the encumbrance contain random release clauses upon payment of the purchase price for individual lots? \_\_\_\_\_

\_\_\_\_\_

2. Summarize all restrictions and easements affecting the property: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**PART 6 CONTRACT/DEED/METHOD OF SALES**

1. Describe any financing that is offered by or is available through the developer: \_\_\_\_\_

\_\_\_\_\_

2. State prepayment privileges or penalties, if any: \_\_\_\_\_

3. Is there a refund privilege? If so, explain: \_\_\_\_\_

4. Is there any initial or special fee due from the purchaser at closing? \_\_\_\_\_

a) Describe the purpose of the fee: \_\_\_\_\_

b) Describe the method of calculating the fee: \_\_\_\_\_

5. Describe the manner by which title, use or other interest contracted for, is to be conveyed to the purchaser: \_\_\_\_\_

6. Has an escrow account been established for purchaser's deposits?  Yes  No

If yes, where: \_\_\_\_\_



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STATE OF ILLINOIS  
 LAND SALES REGISTRATION ACT OF 1999

RECEIPT OF  
 PUBLIC PROPERTY REPORT

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, the undersigned acknowledges receiving a copy of the Illinois Public Property Report furnished by\_\_\_\_\_.

NOTE: The Illinois Land Sales Registration Act of 1999 [765 ILCS 86] provides that if an Illinois Public Property Report was received by a purchaser prior to the execution of a contract, a purchaser has an unconditional right to rescind the contract by giving notice to the seller any time before midnight of the seventh day following the signing of the contract or agreement.

If the purchaser did not receive this report before signing a contract or agreement, the purchaser may cancel the contract or agreement any time within 2 years from the date of signing.

\_\_\_\_\_  
 (Signature of Prospective Purchaser)

\_\_\_\_\_  
 (Signature of Salesperson)

\_\_\_\_\_  
 (Typed or printed name of Prospective Purchaser)

\_\_\_\_\_  
 (Typed or printed name of Salesperson)

**THE STATE OF ILLINOIS DEPARTMENT OF FINANCIAL AND PROFESSIONAL REGULATION DOES NOT APPROVE OR RECOMMEND THE PURCHASE OF LAND DESCRIBED IN THIS REPORT AND ADVISES PROSPECTIVE PURCHASERS TO VISIT THE SUBDIVISION BEFORE PURCHASING OR ENTERING A CONTRACT TO PURCHASE ANY PROPERTY IN THE SUBDIVISION.**

## **INSTRUCTIONS FOR PREPARING STATEMENT TO ILLINOIS BUYERS (for CFPB-Registered Subdivisions)**

### **THE COVER PAGE**

1. In the space following the words "FILED BY" insert the name and address of the developer/owner.
2. In the space following the word "FOR" insert the common promotional name of the subdivision and the lots that are covered by this report.
3. After the words "DATE OF THIS REPORT" insert the most recent date of approval by the Division. All material changes to this report must be submitted to the Division for approval within 30 days of the change.

### **THE STATEMENT TO ILLINOIS BUYERS**

Print the first three paragraphs exactly as they appear in the sample.

#### A. Blanket Encumbrances

1. If there is no blanket encumbrance on the lots you are selling, print the following paragraph after the words "Blanket Encumbrances:" *The lot you are purchasing is not encumbered by a mortgage.* Then proceed to line B.
2. If there is a blanket encumbrance on the lots you are selling, after the words "Blanket Encumbrances," insert the following paragraph: *The lot you are purchasing is encumbered by a mortgage.*

After this paragraph please print a brief narrative which tells how the purchaser will be protected in lieu of this encumbrance. Refer to the Illinois Land Sales Registration Act of 1999, Section 10-20 for guidance. Whichever of the four conditions you have chosen to meet, print a short paragraph which explains the procedure to the buyer.

- B. Print the information exactly as shown in the sample.
- C. Print the information exactly as shown in the sample.

### **CONTRACT PROVISIONS**

#### Type of Contract

- A. In this section describe the contract. Provide information as to the following: Is it a contract for deed? A purchase money mortgage? A vendor's lien? When will this agreement be recorded? Where? Who will pay for recordation?

#### Title Insurance

- A. State whether the buyer will be given a title insurance policy subject only to the conditions in the contract and the standard pre-printed exceptions contained in the title policy.
- B. State who must pay for this policy and when the purchaser may expect to receive it.

Language Requirement

- A. Print the information exactly as shown in the sample.

Improvements

- A. Print the information as shown in the sample and complete the second sentence by filling in the date.

Rescission Rights

- A. Print the information exactly as shown in the sample.

**THE DEED**

Please explain to the buyer who will prepare the deed, who will record it, who will pay the cost of recordation and when this will be completed.

**UTILITIES**

- A. If the water, sewer, electric and telephone lines are already adjacent to the lot, so state.

If the above utility lines are not adjacent to the lot, please insert the following paragraph at this point:

The purchaser is strongly advised to check with the developer as well as each of the utility companies as to how far the sewer, water, electric and telephone lines are from the lot you are purchasing. If these lines are not adjacent to your lot you should determine if the lines will be extended, when they will be extended, who will extend them and who will pay for the extensions.

- B. If the purchaser must pay for line extensions to the lot line, also insert the following warning:

WARNING: If the cost of extending utility lines to the lot line must be paid by you, these costs could be extremely expensive. You may find that it is economically unfeasible to build on your lot.

**OTHER INFORMATION**

- A. Optional.

STATE OF ILLINOIS  
LAND SALES REGISTRATION ACT OF 1999  
[765 ILCS 86]

PUBLIC PROPERTY REPORT  
(for CFPB - ILS Registered Subdivisions)

FILED BY:

FOR:

DATE OF THIS REPORT: \_\_\_\_\_

THIS REPORT HAS BEEN FILED WITH THE STATE OF ILLINOIS DEPARTMENT OF FINANCIAL AND PROFESSIONAL REGULATION, AS REQUIRED BY LAW. THE DEPARTMENT DOES NOT APPROVE OR RECOMMEND THE PURCHASE OF ANY LAND DESCRIBED IN THIS REPORT AND ADVISES PROSPECTIVE PURCHASERS TO VISIT THE SUBDIVISION BEFORE PURCHASING OR ENTERING ANY CONTRACT TO PURCHASE ANY PROPERTY IN THE SUBDIVISION.

## STATEMENT TO ILLINOIS BUYERS

The following information was prepared by the subdivider/owner in compliance with the Illinois Land Sales Registration Act of 1999.

It is being given to you in addition to the property report complied under the rules and regulations of the Bureau of Consumer Financial Protection, Interstate Land Sales. We urge you to carefully read that report.

The Illinois Land Sales Registration Act of 1999 extends certain protections to the Illinois consumer which are particularly important. Information relating to these protections follows:

### BLANKET ENCUMBRANCES

- A. See instructions.
- B. It would be a violation of the Land Sales Registration Act of 1999 for the subdivider to encumber a lot after a contract for its sale has been signed.
- C. A copy of the developer's certified financial statements must be made available to you upon your request.

### CONTRACT PROVISIONS

A. Type of Contract

See instructions.

B. Title Insurance

See instructions.

C. Language Requirement

If the contract was presented to you in a language other than English you must be given a copy of the contract in that language.

D. Improvements

The latest date by which improvements must be completed is stated in the contract. That date is \_\_\_\_\_.

E. Rescission Rights

If you received this report before you signed a contract or agreement, you may cancel your contract or agreement by giving notice to the seller any time before midnight of the seventh day following the signing of the contract agreement.

If you did not receive this report before you signed a contract or agreement you may cancel the contract or agreement any time within 2 years from the date of the signing.

THE DEED

- A. See instructions.

UTILITIES

*Availability*

- A. See instructions.
- B. See instructions.

OTHER INFORMATION

- A. Optional.



ILLINOIS DEPARTMENT OF FINANCIAL AND PROFESSIONAL REGULATION  
 DIVISION OF PROFESSIONAL REGULATION  
 320 WEST WASHINGTON STREET  
 SPRINGFIELD, ILLINOIS 62786

STATE OF ILLINOIS  
 LAND SALES REGISTRATION ACT OF 1999

RECEIPT OF  
**PUBLIC PROPERTY REPORT**  
 (CFPB - ILS registered projects)

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, the undersigned acknowledges receiving a copy of the Illinois Public Property Report furnished by\_\_\_\_\_.

The accepted Illinois Public Property Report consists of two documents:

- a. The CFPB approved property report which is given simultaneously with “b” below, and
- b. The Statement to Illinois Buyers.

(DO NOT SIGN THIS RECEIPT UNLESS YOU HAVE RECEIVED BOTH DOCUMENTS.)

NOTE: The Illinois Land Sales Registration Act of 1999 [765 ILCS 86] provides that if an Illinois Public Property Report was received by a purchaser prior to the execution of a contract, a purchaser has an unconditional right to rescind the contract by giving notice to the seller any time before midnight of the seventh day following the signing of the contract or agreement.

If the purchaser did not receive this report before signing a contract or agreement, the purchaser may cancel the contract or agreement any time within 2 years from the date of signing.

\_\_\_\_\_  
 (Signature of Prospective Purchaser)

\_\_\_\_\_  
 (Signature of Salesperson)

\_\_\_\_\_  
 (Typed or printed name of Prospective Purchaser)

\_\_\_\_\_  
 (Typed or printed name of Salesperson)

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CHECK ALL THAT APPLY	STATE OF ILLINOIS LAND SALES REGISTRATION ACT OF 1999 REGISTRATION FEES	FEE
	1. INITIAL REGISTRATION :	
	a) SUBDIVISION/DEVELOPER	\$ 1,500.00
	2. AMENDMENT:	
	a) ADDING LOTS OF OTHER CONTIGUOUS PROPERTY	\$ 750.00
	b) ANY OTHER AMENDMENT TO AN EXISTING REGISTRATION	\$ 150.00
	3. RENEWAL:	
	a) SUBDIVISION/DEVELOPER	\$ 750.00
	b) LATE RENEWAL (received by DFPR after June 30 due date)	\$ 50.00
	4. MISCELLANEOUS:	
	a) APPLICATION FOR EXEMPTION	\$ 250.00
	b) ROSTER OF REGISTRANTS	\$ 10.00
	c) APPLICATION FOR RESTORATION OF REGISTRATION	\$ 250.00
	Check No. _____	TOTAL AMOUNT ENCLOSED \$ _____

NOTE: Please return the completed form along with a check made payable to *the IDFPR - Division of Professional Regulation* for total amount due.

Please remit to: Illinois Department of Financial and Professional Regulation  
Division of Professional Regulation  
Attn: Timeshare/Land Sales  
320 West Washington Street  
Springfield, Illinois 62786