



RESIDENTIAL PROPERTY INQUIRY FORM

Fee: \$250 non-refundable cost

Use this form if you are looking to acquire a tax delinquent property through the Land Bank via tax sale.

The title search purchased will be provided to the applicant. Entry into properties is TRESPASSING; VIOLATORS WILL BE PROSECUTED. Please review and read the Policies and Procedures prior to completing this inquiry form - www.westmorelandlandbank.com

Contact Information

Name of Applicant / Business: _____

Mailing Address: _____

City, State, Zip: _____

Phone #: _____ / Email: _____

Parcel Identification

Parcel Number (s): _____ Property Address: _____

Property Reuse

___ Occupy ___ Sell ___ Rent ___ Other, please explain _____

BID OFFER: _____

*While the WLCB does consider amount invested into the property, we have guidelines for pricing:

- \$5,000 residential vacant lot
- \$10,000 residential property

Additional fees at closing:

- 2% of purchase price (or \$750 minimum) transaction fee
- \$1,500 closing costs

PROJECT FINANCING

Please explain how purchased property and renovations will be financed & attach documentation (bank statement, line of credit, etc): _____

PROJECT DESCRIPTION / TIMEFRAME

Please describe the scope of work along with estimates for property improvements and projected completion timeline (attach separate sheet if necessary): _____

PRIVATE INQUIRY CONDITIONS

- Once service begins on the property, the current owners are able to pay the past due taxes at any point, voiding the deal.
- If the defendant appears at quiet title action, and claim to title is lost, buyer forfeits closing costs and deposit.

LAND BANK PURCHASE TERMS

The Land Bank requires the buyer to adhere to its property transfer requirements included in each disposition agreement. These requirements are to ensure tax collection and that property reuse plan is completed. These provisions are detailed in our policies and procedures. Violations of restrictions allow Seller to exercise their right of re-entry.

- Buyer and their successors-in-interest agree to not sell, subdivide, or combine Tax Parcel No. xx-xx-xx-x-xxx for at least five (5) years after the date of settlement.
- Buyer, and their successors-in-interest, agree that after closing, the real estate shall be subject to all real estate taxes, including local, school, and county for at least five (5) years after the date of settlement or for the entire period during which the Buyer named herein own the property.
- Unless received by Seller’s written consent, the Buyer and their successors-in-interest agree not to file a tax assessment appeal or claim any tax exemption on the real estate for at least five (5) years after the date of this Deed or for so long as the current Buyer owns the real estate, whichever is longer.
- As a condition of transfer, should the transferee require one or all of the reversionary requirements to be waived, a fee equal to 3.5% for owner occupied residential and 7% for non-owner occupied residential, multi-residential, commercial and/or industrial, will be assessed to the fair market value of the properties.

****Buyout fee, allowing purchaser to waive restrictions***

- Buyer agrees to abide by begin development within X months from date of transfer and completed by XX as described in bid application. Any request for time extension but be in writing to Seller.

TIMEFRAME WILL REFLECT BID APP

To the best of my knowledge, the information provided in this application is true and in compliance with WCLB Policies and Procedures. By signing below, the applicant indicates there are no tax liabilities on other properties and no other blighted properties wherein applicant has ownership. I also understand that this form is a statement of interest only. Receiving it does not commit the WCLB to transfer property.

Application can take up to 60 days to be processed.

Signature of Applicant: _____ Date: _____

Please submit this completed application with a \$250 check payable to Westmoreland County Land Bank via mail to:

Westmoreland County Land Bank
40 North Pennsylvania Avenue
Fifth Floor, Suite 520
Greensburg, PA 15601

OR

Via email to:
smichale@co.westmoreland.pa.us