



# COMMERCIAL PROPERTY PURCHASE APPLICATION

Westmoreland County Land Bank  
40 N. Pennsylvania Ave  
Fifth Floor, Ste 520  
Greensburg, PA 15601

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](http://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 \_\_\_

Please explain \_\_\_\_\_

**BID OFFER:** \_\_\_\_\_ (please include 10% deposit with application)

While the WCLB does consider amount invested into the property, suggested pricing guidelines value Commercial structures at \$5 per sq.ft / minimum \$10,000.

**\*WCLB is not obligated to refund a deposit if application is reviewed and accepted for transaction. If application is not chosen, a full refund of deposit will be returned to applicant.**

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

### PROJECT FINANCING

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

**DEVELOPMENT PLAN / TIMEFRAME**

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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.

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

***Application can take up to 60 days to be processed.***

***Please submit this completed application with a 10% deposit 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](mailto:smichale@co.westmoreland.pa.us)