

# Welcome!

At the Westmoreland County Land Bank (WCLB), you aren't just a client - we see you as a partner in our mission to build healthy and whole communities throughout Westmoreland County, by eradicating blight and its influences.

With that in mind, it's important to remember that the WCLB isn't just selling properties; we are also invested in ensuring the properties we sell do not end up contributing to neighborhood decline.

Submitting a signed property purchase application to the WCLB indicates that you (the prospective purchaser) have read this brochure in full.

## Questions?

- *Email our Land Bank Program Manager:*  
[smichale@co.westmoreland.pa.us](mailto:smichale@co.westmoreland.pa.us)
- *Get more information at our website:*  
[tinyurl.com/WCLandBank](http://tinyurl.com/WCLandBank)
- *Access Land Bank waiver of liability, application, and other forms:*  
[tinyurl.com/WCLBForms](http://tinyurl.com/WCLBForms)
- *View our Land Bank inventory:*  
[tinyurl.com/LB-inventory](http://tinyurl.com/LB-inventory)
- *See our Policies and Procedures:*  
[tinyurl.com/WCLBPolicy](http://tinyurl.com/WCLBPolicy)

### Westmoreland County Land Bank

40 N. Pennsylvania Ave  
5th Floor, Suite 520  
Greensburg, PA 15601  
724.830.3050

## Purchasing Property from the Westmoreland County Land Bank

*What you need to know before  
partnering with us*

**Thank you for your interest in  
purchasing property from the  
Westmoreland County Land  
Bank! Please review all relevant  
materials in their entirety  
before submitting an  
application to purchase a  
property.**





## Purchase Terms

The WCLB has certain requirements that must be met in order for a property to be sold. These requirements are to ensure that properties purchased from the WCLB do not stay or become blighted and/or tax delinquent. Purchasers agree that, if their property is found to be in violation of these requirements, the WCLB may exercise its right of re-entry or retention of the property by WCLB through deed-in-escrow. See below for some important requirements; the full list and details can be found in our Policies and Procedures.

### At date of purchase, purchaser (and their successors-in-interest) agree:

1. To not sell the property purchased from the WCLB for at least **five (5) years**.
2. To pay **all** real estate taxes for at least **five (5) years** after the date of settlement and/or for the entire period during which the named buyer owns the property.

3. To not file a tax assessment appeal or claim any tax exemption on the property for at least **five (5) years** after date of settlement or as long as current purchaser retains ownership of the property, whichever is longer.

4. *Buyout Fee*: Should a purchaser need one or all of these requirements to be waived, **a fee will be assessed** according to the fair market value of the property (*this **only** applies to items 1 & 2*).

5. As a condition of the sale, the purchaser is committing to begin and complete development within an agreed upon timeframe. *Any request for a time extension **must be submitted in writing to and approved by the WCLB***.



## Things to Know

### **Certification / Affidavit**

All buyers must sign a **notarized affidavit** attesting that the purchaser does not own any code deficient or tax delinquent properties, and that they (and/or their any member of their family) have not lived at the property to be purchased for at least 12 months prior to the application (renters excluded).

### **Waiver**

All interested buyers must sign a waiver of liability **prior to entering** any WCLB-owned property.

### **Pro Forma**

Upon initial approval of purchase application, purchasers are required to complete and submit for approval a project pro forma demonstrating the financial viability of the rehab project.

### **Deed-in-Escrow**

Once a purchaser enters into an agreement with the WCLB, the title/deed to the property will be held in escrow until the renovations are completed to the terms of the agreement. All costs are purchaser's responsibility.