



Application for Individual Purchasers

DIRECTIONS:

1. Please fill in all applicable fields and sign page 2. Applications that are incomplete will not be accepted.
2. Review the North East Pennsylvania Land Bank Acquisition and Disposition Policy and Priorities.
3. \$100 Non-Refundable Application Fee must be included with this application.

IMPORTANT INFORMATION TO NOTE:

1. According to the North East Pennsylvania Land Bank's Acquisition and Disposition Policy (may be found at www.nepalandbank.com) purchasers agree to own the property for 5 years. It cannot be used as a rental property without approval.
2. Purchasers agree to not appeal or seek an appeal of the taxable appraised value for 5 years.
3. Individuals and/or entities that were prior owners of property that were in tax foreclosure within 3 previous years are **NOT eligible** to acquire Land Bank properties.
4. Individuals and/or entities are **NOT eligible** to acquire Land Bank property if they own any property that has existing property violations or tax/fee delinquencies within the Land Bank jurisdiction.

Application for Interested Parties seeking property or a partnership with the North East Pennsylvania Land Bank Authority

The North East Pennsylvania Land Bank Authority (LAND BANK) is accepting applications from individuals and organizations who are interested in acquiring property from the LAND BANK. All final dispositions of property are governed by the LAND BANK Policies and Procedures, found at www.nepalandbank.com, and are intended to achieve general and specific priorities. Consideration will generally be given to organizations whose intended property use, experience, and capacity to execute align most closely with LAND BANK goals and provide LAND BANK the greatest level of confidence that property conveyed by the LAND BANK will be put to productive use. The purpose of the LAND BANK is to use available resources to facilitate the return of vacant, abandoned and tax delinquent properties to productive use thereby combating community deterioration, creating economic growth and stabilizing the housing and job market.

Please complete this form in its entirety. Incomplete applications may be returned without action taken by LAND BANK. For entries intentionally left blank, enter N/A or draw a line through the question.

Acknowledgement:

By signing below, I acknowledge the following:

- This application does not assign any obligation upon the LAND BANK to convey property to the applicant or to any applicant.
- LAND BANK may verify any information provided, at its own discretion, including contacting third parties.
- LAND BANK reserves the exclusive right to decide whether to engage in transactions with any applicant.
- The applicant understands that a \$100 application fee is required and is non-refundable.
- The applicant understands that an approved application is valid for three years and a new application must be submitted upon the expiration.

Please acknowledge that you have read and will abide by the terms described in this Application by signing below.

Signed

Date

Printed Name

CONTACT INFORMATION

Name: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Phone Number: _____

Email: _____

PROPERTY OF INTEREST

PIN: _____

Address: _____

Municipality: _____

PURCHASE OFFER

Amount: \$ _____

If approved for sale by the North East Pennsylvania Land Bank, would you be able to close on the property within 30 days of notification? Yes No

PROPERTY USE

Check the use you plan for the property:

- Owner-Occupied Residential Housing
- Mixed Owner-Occupied and Market Rate Rental Housing
- Senior Housing
- Mixed Use (Residential/Commercial)
- Market Rate Rental Housing
- Side and/or Rear Yard
- Public Green Space
- Commercial Office and/or Retail
- Parking

PLANS, RESOURCES AND CONSTRUCTION

Please briefly describe how you will secure the property upon receiving title from the LAND BANK.

Please describe how you will complete any repairs required on the property and the date by which you reasonably anticipate completing repairs. If you have a vendor identified who will be providing service to improve the property, please provide the name and contact information for the vendor.

Please describe the staff and other resources that you have available to effectively manage and maintain this property. Please include names and titles, if appropriate.

EXPERIENCE

Please describe your past experience developing and managing real property. Specifically:

- a. How many properties, including total housing units, are you currently responsible for managing?
- b. What is your property maintenance routine?

Please provide the address(es) of up to 3 properties that you currently own including those you may have developed/redeveloped within the past 24 months:

REQUIRED DISCLOSURES

	YES	NO
Does the applicant and/or any of applicant's owners/directors currently own any properties in North East Pennsylvania Land Bank Authority jurisdiction with delinquent taxes, not including the properties being offered for donation?		
Has the applicant and/or any of the applicant's owners/directors been barred from doing business with any other local government entity?		
Does applicant and/or any of the applicant's owners/directors currently own property in North East Pennsylvania Land Bank Authority jurisdiction with un-remediated federal, state, or local codes, ordinances, or regulations?		
Is the applicant seeking to acquire property which has been used as a primary residence by a relative or family member of the applicant and/or any of the applicant's owners/directors during any portion of the 12 months preceding the application?		
Is the applicant legally able to hold title to real property?		
Is the applicant willing and able to complete any necessary rehab on the property and to have it ready for residential use in not less than 9 months from the date it is transferred to applicant?		
Is the applicant willing to accept responsibility for maintaining the property in accordance with applicable property maintenance codes?		
Is the applicant willing to accept responsibility for paying all Property taxes due on the property from the date it is conveyed to the applicant and not appeal the appraised value for a minimum of five years?		
Is the applicant willing to provide to the LAND BANK information on the status of the property in the future, which would allow the LAND BANK to track ongoing compliance with the stated intentions of the applicant, including, but not limited to, occupancy status?		
Is the applicant willing to own the property and pay all taxes and fees for a minimum of five years?		

Applicants will be required to provide additional information and/or documents before receiving any properties.

Please return this application with attachments and a non-refundable application fee of \$100 to:

NORTH EAST LAND BANK AUTHORITY

35 Broad Street, Suite 202

Pittston, PA 18640