Property Purchase Application

If you have questions about submitting this application or acquiring property through the PLB, please call 412.255.6566 or email staff@pghlandbank.org. Please visit the PLB's website: pghlandbank.org for additional materials.

PLB reserves the right to request additional information or clarification before accepting an application for review. PLB reserves the right to decline to proceed with any application for any property at any time.

Applicant Information

Type (Organization/Business/Individual):	
Address:	
First Name:	Last Name:
Email:	Telephone:
NAME TO BE LISTED ON DEED:	

Business/Organization Information (if applicable)

Name of Entity:	
Address:	
Email:	Telephone:
Additional Contacts (*please list any individuals who wish to receive updates on this application*):	

Property Information

Parcel/Lot & Block:	Address:	Current Owner (URA/City/PLB/private):

☐ ***please see additional attachment for full list of requested properties***

Plan/Vision for the Property

Please describe the proposed end use for the property and your detailed plan to accomplish it. Please be detailed but concise. Please include the following items:

- FOR RESIDENTIAL REHAB: Completed work plan (see the PLB's optional template)
- Reason for interest in property
- Redevelopment Plan
- Any qualifications/training that you and/or others who will help with the renovation have
- Photos/narrative description of past projects you have completed (if applicable)
- Estimated timeline for completion of project
- Schematics, sketches, or drawings of rehabilitation or new construction
- Sources & Uses

Proposed end use (rehab/new construction/for sale/rental, etc):.):

Total estimated construction and/or rehabilitation cost (if applicable):

Interest in the property and applicant background narrative:

Acquisition/Development timeline:	• Please include as attachment or describe above • Please include your anticipated acquisition date
Schematics, sketches, drawings, or photos:	• Please include as attachment
Work plan: Sources and uses:	• Please include as attachment • PLB will accept work plans and S&Us submitted with other funding applications - or use the PLB's template here

Property Offer

PLB properties are sold in **"AS-IS"** condition, and no warranties are made regarding property condition. The applicant assumes all responsibility to investigate the property and consider the cost of improvements in their application.

Upon submission of this application, applicants must demonstrate that they have secured funding or a plan to obtain funding in an amount sufficient to cover all acquisition costs in addition to any renovation, rehabilitation, and/or new construction costs.

Offer Amount:

Please attach current proof of financial capacity. Documentation with the name of applicant(s) is required.

Please select the type(s) you've provided from the following list:

- Bank Statement
- Letter of Credit
- Loan Pre-Qualification Letter
- Other Documentation

If you selected "Other," please describe the documentation you are submitting:	Please describe 'Other'
Proof of Financing Submission	Please include as attachment

Buyer Representation

If you are working with a *licensed* real estate agent/broker/salesperson and you have signed a buyer agency contract (BAC), please provide the following information:

Name:	Brokerage Agency:
License Number:	Email:
Telephone	BAC Date:

Pittsburgh Land Bank, at its sole discretion, may approve the payment of a commission to a licensed real estate broker or real estate salesperson representing buyers who acquire a property purchased from the land bank under certain situations.

Qualified Buyer Review

Per Section 5.03 of the Land Bank's policies and procedures, all applicants must own no real property with unremediated code violations, tax delinquency, or delinquent PWSA accounts.

Applicants must submit a full list of properties (vacant land, residential, commercial, and other uses) they or their organization(s) own in the City of Pittsburgh. PLB independently verifies owned properties and may reach out for additional information.

Failure to disclose ownership of any property, including any ownership interest within an LLC or other corporate structure, is grounds for rejection of the application or cancellation of the sale at any point of the process prior to closing.

Do you own any properties (in whole or in part)? Y/N

If yes, please list all properties or include a list of properties as an attachment with full addresses:

Do you own or hold a stake in a business that owns property (in whole or in part)? Y/N

If yes, please indicate the business name and list all business owned properties with full addresses:

What is the total number of properties you, your business, and a business you hold a stake in own?

Please indicate the total number of properties owned:

PLB Policies Regarding Land Conveyance

Please review the following PLB policies regarding land conveyance before submitting:

1. The PLB shall have the right to verify the accuracy of all information submitted and to make such investigation as it deems necessary to determine the ability of each applicant to perform the obligations in the response. The PLB in its discretion reserves the right to reject any response when the available evidence or information does not satisfy the PLB that the applicant is qualified to carry out properly the obligations of the response.
2. Applicants are required to inspect the property. If the applicant is selected and elects to proceed after exercising its due diligence, it shall acquire or take possession of the property in "AS-IS" condition.
3. The sale of the property in no way guarantees or warrants grading permits, building permits, zoning variances or financial viability.
4. All applicants acknowledge that, should a project advance past the proposal stage, a sign will be placed on the property alerting the public to the proposed use, sale price, and the applicant's name in conformity with the Pittsburgh Land Bank disposition policy, if applicable. Signage is required to remain on the property for 20 days. Removal of objection signage could result in the termination of the sale.
5. The applicant, for itself and its employees, contractors, and primary subcontractors, agrees not to discriminate against or segregate any person or group of persons on any unlawful basis in the construction, sale, transfer, use, occupancy, tenure or enjoyment of the property or any improvements erected or to be erected thereon, or any part thereof.
6. The PLB reserves the right to accept an offer or proposal other than the highest offer and will determine awards at its sole discretion.
7. The PLB reserves the right to negotiate with any, all, or none of the applicants and to work with another applicant in the event that the originally selected applicant fails to satisfy the PLB's timeline for a disposition.
8. The PLB shall be the sole judge as to which, if any, applicant best meets the selection criteria. The PLB reserves the right to reject any or all responses, to waive any submission requirements contained within this response, and to waive any irregularities in any submitted response.
9. This form is submitted subject to errors, omissions, and/or withdrawal without notice by the PLB at any time.
10. All responses, including attachments, supplementary materials, addenda, etc., shall become the property of the PLB and will not be returned.
11. Applicant and team members must disclose any conflict of interest with regard to any other work performed by the applicant for the PLB, the City of Pittsburgh, or URA.
12. Applicant acknowledges that PLB is subject to the Pennsylvania Right-to-Know Law, 65 P.S. § 67.101 et seq.. Accordingly, PLB cannot guarantee confidentiality of any information or records submitted as part of this application.

Pittsburgh Land Bank
412 Boulevard of the Allies, Suite 901
Pittsburgh, PA 15219
staff@pghlandbank.org

Property Information continued		
Parcel/Lot & Block:	Address:	Current Owner (URA/City/PLB/private):