

Tri-COG Land Bank Application for Vacant Lot

Please complete this form in its entirety. The Land Bank seeks to transfer properties to responsible buyers who can successfully demonstrate a viable plan for the property. **This Application cannot be processed without the signed Terms and Conditions form, attached to this document.** The TCLB may require more information or perform a background check on the applicant(s).

The approval of an application and transfer of a property is at the sole discretion of the TCLB Board. Although offer amount is an important aspect of the application, the property use, rehabilitation plan (if applicable), and other aspects of the application submitted are also important. The highest offer amount does NOT guarantee the transfer of a property and submitting an application does not guarantee approval to purchase a property.

If the intended use of the property is for a property with a house or a side lot, please complete the appropriate applicable applications found at <http://www.tricoglandbank.org>.

All Applications should be submitted via email to applications@tricoglandbank.org or by mail or in person to:
Tri-COG Land Bank
1705 Maple Street Suite 100
Homestead, PA 15120

If you have any questions about submitting this Application or acquiring a property through TCLB please call 412-462-7600, Monday through Friday 8am – 3pm.

The TCLB reserves the right to decline to proceed with any Application for any property at any time.

Applicant Information

Name: _____
2nd Applicant: _____
Organization: _____
(if applicable)
Phone Number: _____
Email Address: _____
Address: _____

How did you hear

about TCLB: Internet Social Media Yard Sign News Word of Mouth Other_____

Property Information

Address: _____

Parcel ID: _____

Redevelopment Plan for Property

Please describe your vision for the property and your detailed plan to accomplish it. The more detail you can provide, the better. TCLB staff must be able to communicate your proposal to the Board for review and approval. Attach additional pages if needed.

Redevelopment Plan

- New Construction
- Garden
- Other: _____

Management Plan

- New Construction: Occupy as owner occupant
- New Construction: Occupy as primary resident and rental
- New Construction: Operate property as rental
- New Construction: Redevelop and re-sell
- Other: _____

If you are completing new construction or improving the vacant lot:

Please include **ALL** of the following items:

- Qualifications/training that you or those that may be helping you have to complete the project
- Estimated timeline for completion of project
- Schematics/sketches/drawing of new construction or improvements
- Reason for interest in property

Management Plan

If you are planning on new construction and managing this property as a rental, please include the following information. The more detail you provide, the better, TCLB staff must be able to communicate your proposal to the Board for review and approval.

Please include **ALL** of the following items:

- Monthly income and expense budget for the property
- Narrative describing your marketing plan for the property
- Standard lease agreement
- Anticipated market served
- The plan on managing the property if you are located outside of Allegheny County or outside an adjacent county to Allegheny County
- Letters of Support, from community leaders, neighborhood leaders, or neighboring residents, etc. (Optional)

Proof of Necessary Finances

Please attach an explanation of how the purchase of the property and new construction/improvements (if applicable) will be financed. The TCLB may request more information.

Please include one of the following:

- W2
- Four weeks of recent pay stubs
- Most recent tax return

Please attach proof of financial capacity:

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

Offer Amount for property: \$ _____

Estimated Cost of Improvements (if applicable): \$ _____

If you are working with a Real Estate Agent, please provide their name, phone number, and email address:

Fee Schedule

The Processing Fee is a required, non-refundable fee to process your application and must be paid by check or money order. Checks should be payable to Tri-COG Land Bank.

Applicant Fee

Individual \$30

Co-applicants \$60

Business \$30 (per partner)

Checklist for Complete Application:

- Completed Application for Vacant Lot
- Proof of Necessary Finances
- Reviewed and signed Terms and Conditions
- Copy of Photo ID
- List of properties owned by applicant and proof of current tax payments (if applicable)
- Application Fee

Terms & Conditions

Vacant Lot

Qualifying Applicant

- Yes No Does the Applicant now own, or did the Applicant own during the past seven years, a property that is or was subject to property tax foreclosure proceedings?*(If the Applicant is an individual, answer on behalf of yourself and any business of which you are/were a shareholder, partner, member or officer.)*
- Yes No Does the Applicant have any ownership interest in any properties that are delinquent on their municipal taxes, school taxes, county taxes, water, sewage, or refuse bills or other public liens?
(The TCLB reserves the right to request documentation pertaining to the payment of taxes and municipal fees on properties.)
- Yes No Does the Applicant have un-remedied code violations or unfulfilled state and local fines on properties owned in part or in full by the applicant?
(The TCLB reserves the right to collect code information on the Applicant's properties and any violations that are identified will be grounds for ineligibility. The TCLB also reserves the right to inspect the general condition of properties owned by the Applicant and may decline to work with an Applicant if the Applicant owns property that violates local and state property/building codes.)
- Yes No Does the Applicant own property which has a history of criminal activity or which has been the subject of any disruptive property or nuisance ordinance prosecutions during the Applicant's ownership?
- Yes No Has the Applicant violated any previous agreements with the TCLB or relinquished ownership of properties previously acquired from the TCLB back to the TCLB?
- Yes No The Applicant understands that the Applicant's eligibility requirements may not be circumvented by having another person or entity apply for the property on behalf of an ineligible party.
(An Applicant that is a corporation, trust, partnership, limited liability company, limited liability partnership, or nonprofit will be required to submit additional information in order for the TCLB to evaluate its eligibility to be a recipient of property transfers.)
- Yes No The Applicant was not the owner of the property at the time of the tax foreclosure action which transferred title to the TCLB, this includes shareholders, partners, members, and officers of the business entity owner and immediate family members of the individual owner.

Terms & Conditions

Vacant Lot

Property Plan

- Yes No Does the Applicant plan to maintain or develop the property in a fashion that is compliant with local, state or federal code or law?
- Yes No Does the Applicant plan to maintain or develop the property in a fashion that complies with local zoning and ordinances and does the proposed end use comply with the Applicable zoning and local laws?
(The TCLB may at its sole discretion choose to cooperate with an Applicant's efforts to obtain approval for a change in zoning from the member municipality required for the proposed end-use. The TCLB may make the approval of any necessary zoning change a condition in the TCLB Agreement of Sale.)

Applicant Pre-Approval

- Yes No The Applicant completed an Application for the property of interest.
- Yes No The Applicant is aware that the TCLB Agreement of Sale must be signed within 3 business days from notification of an accepted Application, unless otherwise specified by a TCLB representative.
- Yes No The Applicant is providing documentation that shows that they have the ability to finance the cost of acquisition and, if applicable, demolition, new construction, and/or renovations.
- Yes No The Applicant is aware the TCLB reserves the right to request references, of any Applicant, at the TCLB's discretion. If requested, references must be provided within 5 business days of the request.
- Yes No The Applicant is aware that the property must meet building code requirements, complete necessary inspections and permits, and provide documentation of necessary inspections and permits at the completion of the rehabilitation project.
- Yes No The Applicant is aware that the TCLB may decide not to transfer any property unless and until a TCLB Agreement of Sale is signed. In addition, the TCLB may not proceed with any Application for any property at any time.

Terms & Conditions

Vacant Lot

Transferee Responsibilities

If the Application is Approved and a TCLB Agreement of Sale is signed, then, the Applicant becomes the Transferee. The Applicant is aware the Transferee:

- Yes No If applicable, is responsible to coordinate with the appropriate department for the jurisdiction the property is located in. This includes permits, completing rehab work, and inspection sign offs.
- Yes No If applicable, will provide copies of permits and sign offs to the TCLB.
- Yes No If applicable, will provide the TCLB a copy of the Certificate of Occupancy upon completion of work.
- Yes No Is responsible, if the property has a septic system, to meet approval of the Allegheny County Health Department specifications and comply with all regulations, inspections and timelines set forth by the department.
- Yes No Will have sole financial responsibility for all costs associated with labor, materials, supplies, etc.
- Yes No Projects are subject to periodic inspections at the discretion of TCLB. If applicable, a final inspection will be required after completion of all items on the TCLB Property Assessment Report.
- Yes No Must immediately obtain adequate hazard and liability insurance. Absolutely NO work shall commence on the Property until adequate hazard and liability insurance is in effect. TCLB shall be the named insured until the deed has been transferred. The insurance must be maintained for the duration of the TCLB Agreement of Sale term and during renovation.
- Yes No Is responsible for turning on, maintaining, and paying for all utilities used at the property after the TCLB Agreement of Sale is signed.
Knows the TCLB highly recommends the Transferee obtains adequate insurance, including title insurance to protect the Transferee's investment in the property.
- Yes No Transferee agrees to execute an Agreement of Sale which may include a Renovation Enforcement Note, Mortgage, or other Restrictive Covenants.



Terms & Conditions

Vacant Lot

TCLB Disposition Process

TCLB may consider multiple Applications and associated re-use plans for the same property.

TCLB disposition decisions will, above all, be based upon an assessment of the most efficient and effective way to maximize the priorities listed in the Administrative Policies and Procedures - <https://tricoglandbank.org/resources/>.

The TCLB may allow any of the Applicants 15 days to submit any outstanding information to complete the Application needed to determine the Transferee’s eligibility and if reuse plans are consistent with TCLB and members’ disposition priorities. The TCLB reserves the right to extend this to 30 days on a case by case basis.

The TCLB Board has final authority to approve the transfer of all TCLB property.

TCLB will execute an appropriate TCLB Agreement of Sale between the approved Transferee and the TCLB. The TCLB Agreement of Sale may include, but is not limited to,

- A determined use of the property.
- An amount disclosing the proper consideration and payment method for the property.
- A reversionary provision outlining the rights the TCLB has to remedy any terms unfulfilled by the transferee.
- Any other conditions or restrictions that the TCLB deems necessary to ensure the use, rehabilitation and redevelopment of the property in a manner consistent with the priorities of the TCLB and its members.

The TCLB will not consider other Applications for the same property upon the execution of a TCLB Agreement of Sale.

By signing below, I agree that I have read and I accept the Terms and Conditions

Applicant

Date

Applicant

Date
