

AFFIDAVIT OF APPLICANT

***READ CAREFULLY MISREPRESENTATIONS MAY RESULT IN CRIMINAL PENALTIES ***

I, _____ (print name), having been duly sworn according to law, depose and state as follows:

1. I am over the age of eighteen (18) and am a citizen of the United States.
2. I hereby certify to the Lackawanna County Land Bank that I, any corporation or business entity that I own or control or the entity I represent herein are not delinquent in paying real estate taxes to any of the taxing districts where the property (s) that I am applying to purchase is located.
3. I hereby certify the Lackawanna County Land Bank that I represent herein has no outstanding municipal fees.
4. I hereby certify that I, any corporation, or business entity that I own or control or the entity that I represent herein is not the owner of the property (s) that I am applying to purchase. I further certify that I am not a partner, shareholder, member of or have any other business or legal association with the owner of the property (s) I am applying to purchase.
5. I hereby certify that I, any corporation or business entity that I own or control or the entity that I represent herein have not had a landlord license revoked in any municipality within the County of Lackawanna, and I further certify that I am not applying for, or acting as an agent for a person whose landlord license has been revoked.
6. I certify that I, any corporation, or business entity that I own or control or the entity that I represent herein does not own property located in Lackawanna County that exists in such a manner as to pose a threat to health, safety, or property.
7. I hereby certify that I, any corporation or business entity that I own or control or the entity that I represent herein has not over the last three (3) years permitted an uncorrected housing code violation to continue unabated after being convicted of such violation.
8. I hereby certify that I, any corporation, or business entity that I own or control or the entity that I represent herein does not own property in a condemned status.

9. I hereby certify that I am not a straw person or acting as an agent for a purchaser who sought to avoid the limitation placed on the purchase of property herein stated.
10. I hereby certify that I understand that the rule of *caveat emptor* or buyer beware applies to the sale of property by the Lackawanna County Land Bank. Additionally, I hereby certify that I understand that the Lackawanna County Land Bank makes no guaranty or warranty whatsoever as to the existence or condition of the property, accuracy of ownership, size, boundaries, locations, existence of structures or lack thereof, liens, titles, occupancy, possession, or any other matter whatsoever affecting the property. The Lackawanna County Land Bank has attempted to comply with all statutory requirements but makes no guarantees or warranties whatsoever.
11. I understand it is my obligation as a responsible applicant to read and abide by the Policies and Procedures of Lackawanna County Land Bank and am aware that the terms and conditions of the sale are included in Policies and Procedures on the Lackawanna County Land Bank website.

The undersigned verifies that he/she has read this Affidavit and that the facts contained therein are true and correct to the best of his/her knowledge, information, and belief. This verification is made subject to the penalties of 10 Pa. C. S. § 4904, relating to unsworn falsification to authorities.

Signature _____

Date _____

COMMONWEALTH OF PENNSYLVANIA

On this _____ day of _____, 2021, before me, the undersigned notary public, personally appeared _____, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within affidavit, and acknowledge that _____ executed that same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereto set my hand and official seal.

By: _____

Notary Public