

**(POSSIBLE LETTER TO ADJACENT PROPERTY OWNERS FOR COUNTY OWNED PROPERTY. THIS IS THE NOTICE FROM THE PURCHASE PACKET. CHOOSE WHAT TO INCLUDE FROM THE ITEMS BELOW)**

1. The County of Luzerne currently holds title to various repository properties throughout Luzerne County.
2. The County is seeking to offer these parcels for sale to willing purchasers.
3. It is expressly understood and agreed that the purchaser, as acknowledged below, is aware of all potential risks involved in this sale.
4. Luzerne County does not convey title by general warranty. Luzerne County shall convey title by quitclaim deed only and shall be held harmless and released of any liability from any effects of potential risks or defects in title. It shall be the sole responsibility of the proposed purchaser to perform or cause to be performed title searches and pay the costs associated with such searches.
5. Per the Luzerne County Home Rule Charter, the sale of real estate requires the approval of Luzerne County Council.
6. Luzerne County reserves the right to negotiate the price of sale with any prospective purchaser.
7. As required by Pennsylvania law, Luzerne County will not convey any property if the transaction is not for fair market value, nor if it is determined to not be in the best interests of Luzerne County.
8. Fair market value is defined as the most probable price, expressed in terms of money, that a property would bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus.
9. As required by Pennsylvania law, any transaction must be advertised for one day, with a ten (10) day waiting period, in a newspaper of general circulation in Luzerne County before the transaction may be finalized. All costs of advertisement are to be borne by the proposed purchaser.
10. The proposed purchaser must confirm that he/she is not delinquent in paying real estate taxes for any property assessed to him/her in Luzerne County and does not have municipal utility bills, in any municipality of Luzerne County, that are more than one year outstanding.
11. It is expressly prohibited for individuals/entities to engage in straw purchases wherein the parcel to be purchased is then transferred to an otherwise ineligible purchaser per the requirements of paragraph 10 herein.
12. Payment for the purchase of property must be made in full within 72 hours and all funds must be made payable to Luzerne County Treasurer in the form of cash, money order, cashier's check, or certified check. Personal checks will not be accepted.