

**BOROUGH OF EAST MCKEESPORT
Bureau of Building Inspection
907 Florence Avenue
East McKeesport, PA 15035
412-824-6235**

AFFIDAVIT OF BUYER OF REAL PROPERTY

State of Pennsylvania

County of Allegheny

BEFORE ME, the undersigned authority, on this day personally appeared _____, who being first duly sworn, deposes and says that:

1. An Agreement for Purchase of the real property known as _____ EAST MCKEESPORT, PA 15035 has been entered in to with the legal owners of said property.
2. Whereas, the Borough of East McKeesport requires that an occupancy inspection be obtained prior to property transfer and that an occupancy permit be obtained prior to actual occupancy by any buyer, tenant, or other person(s).
3. Whereas, we/I the affiants acknowledge that said real estate or property is not in compliance with the Borough of East McKeesport Building Codes and further agree to bring property in to compliance with all adopted building code standards as applicable and required by the building inspector and or code enforcement officer.
4. Whereas, we/I the affiants agree to complete improvements (as described in inspection report (if issued), plus any other requirements ordered, prior to occupancy of the structure or building. We/I agree to obtain an occupancy permit prior to occupancy of the above property and to obtain any inspections required prior to any occupancy of the property.
5. Whereas, we/I hereby acknowledge receipt of a copy of the Borough of East McKeesport Residential Occupancy Permit Requirements, Revision 2, and we agree to repair and or maintain the above identified property to meet the requirements of the Occupancy Permit Requirements for Property Maintenance requirements or as required by borough code and the borough building inspector. Commercial Occupants shall comply with any written reports or instructions of the Borough subject to the right of appeal by owner of any order of building code official.
6. Whereas, we/I the affiants agree to obtain all required permits, including building and occupancy permits and their approvals as may be determined by the Borough of East McKeesport. Further, We/I the affiants agree to assume full and complete responsibility for all outstanding code violations without any conditions as of the date of

settlement, transfer of title, and or upon transfer of interest either permanent or temporarily.

7. Whereas, we/I the affiants acknowledge that if no inspection or certificate of occupancy is obtained as agreed by this affidavit the Borough will file summary criminal charges with the District Court against the affiants for failing to comply with the boroughs ordinances herein.

8. Whereas, we/I the affiant(s) acknowledge that the property IS OR HAS BEEN DECLARED UNFIT FOR HUMAN OCCUPANCY BY THE BOROUGH BUILDING INSPECTOR OR NOT APPROVED FOR HUMAN OCCUPANCY.

9. Whereas, we/I hereby agree to meet with the Borough Building Inspector prior to making repairs to the property and to obtain all necessary permits including a building permit. This does not include emergency repairs for purpose of preventing further damage to the property but will make application for permit within three days of any repairs requiring a building permit.

10. Whereas, we/I hereby agree to provide the Borough of East McKeesport with an approved Dye Test Certificate certifying that no storm water is entering the sanitary sewer system of the Borough or any other sewer system.

11. Whereas, we/I hereby agree that certain repairs are required before an occupancy permit will be issued. These repairs are as indicated in the revision 2 checklist requirements and the inspection report (if issued) of which receipt is hereby acknowledged. The building code official shall have the authority to require additional work in compliance with the borough building code and adopted ordinances.

Dated this _____ day of _____ in the year 20____.

Signed, sealed and delivered in the presence of:

AFFIANT

AFFIANT

Sworn to and described before me this _____ day of _____
in the year 20____.

(Seal)

NOTARY PUBLIC

My commission expires _____