



PROPERTY INVESTORS BE FOREWARNED.....

- Charleroi is cracking down on code violations especially those on abandoned properties.*
- Be advised that every measure will be taken from liens on the property to any criminal proceedings allowed by local and state law!*
- A rental ordinance is in place and requires inspections, local property manager and annual licenses.*
- Out of town investors who are not familiar with a property should contact our code enforcement office for a condition report of past violations and current condition.*
- We will be glad to verify the photo you were provided vs. what the actual site looks like.*
- Many properties being sold at the county web site or by out of town private realtors are not as they appear! YOU WILL NOT FLIP A HOUSE AS FAST AS YOU MAY HAVE BEEN TOLD.**
- MOST PROPERTIES IN CHARLEROI WILL COST OVER \$2,500 A YEAR TO CUT GRASS, PAY TAXES AND STORM WATER CHARGES EVEN IF VACANT.**

CALL US BEFORE YOU BUY! 724-483-6011.

You have been given notice. Buyer beware!