

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

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TAX CLAIM BUREAU

MONTGOMERY COUNTY COURTHOUSE • PO Box 190
NORRISTOWN, PA 19404-0190

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JASON E. SALUS
TREASURER/DIRECTOR, TAX CLAIM

WILLIAM F. CALDWELL
FIRST DEPUTY

MICHAEL P. CLARKE
SOLICITOR

PRIVATE SALE AGREEMENT

AGREEMENT, made this _____ day of _____, 20____, between Montgomery County Tax Claim Bureau and _____ (Bidder), who hereby submits a bid for the Private Sale of Parcel No. _____, Location _____, Assessed Owner(s) _____.

BIDDER AGREES TO:

- a. Submit a bid binder of Three Hundred (\$300.00) or ten (10%) percent of the bid, whichever is greater, by certified or cashier's check or money order, payable to Montgomery County Tax Claim Bureau.
- b. Submit a non-refundable administrative fee of \$500.00.
- c. Pay all bid monies and costs, which include, but may not be limited to, transfer tax, advertisement, deed preparation, uniform parcel identifier fee and recording fee, within fifteen (15) days of the dealing for submitting bids.
- d. Submit, with this agreement, certification, in the form of a notarized affidavit, that bidder is not delinquent in paying real estate taxes owned to any taxing body within Montgomery County, and further, that he is not delinquent in paying any bills owed to a municipality within Montgomery County.

BIDDER UNDERSTANDS:

- a. He will forfeit ALL monies already paid to the Tax Claim Bureau if he fails to comply with the terms and conditions set forth herein.
- b. The property will be sold free and clear of those delinquent real estate taxes filed with the Tax Claim Bureau. Current year's taxes, and/or any delinquent real estate tax which may be filed with an alternate collector, are NOT paid by this sale and are the responsibility of the purchaser.
- c. There MAY be liens, judgements or mortgages filed against the property. It is the responsibility of the BIDDER to determine the existence of any liens, etc. filed against the property.
- d. Pursuant to 72 P.S. Section 5931, all sales by the Tax claim Bureau are subject to the rule of CAVEAT EMPTOR. In every case, the property is offered for sale by the Bureau WITHOUT GUARANTY OR WARRANTY WHATSOEVER, whether as to existence, correctness or ownership, size, boundaries, location, structures or lack of structures upon the land, liens. Titles or any matter or thing whatever.
- e. His bid will be advertised and for a forty-five (45) day period thereafter higher bids will be accepted.
- f. If higher bids are received, an auction will be scheduled by the Tax Claim Bureau.
- g. The assessed owner and the taxing districts retain the right to object to the sale by means of a petition filed in the Court of Common Pleas of Montgomery County within the above-mentioned forty-five (45) day period.
- h. The owner has the right to retain the property by payment in full, within the aforesaid forty-five (45) day period, of all delinquent taxes, penalty, interest and costs, including costs incurred as part of this sale, which are due and payable to the Tax claim Bureau.

- i. The property will not be reassessed prior to recording the deed.
- j. A bid submitted by an Attorney, on behalf of a client, must be accompanied by a notarized statement, conveying the interest of said Attorney to his client, and providing the client's full name and address, and the client's notarized affidavit it as required herein.

HAVING REVIEWED THIS AGREEMENT, I ACCEPT AS BINDING THE TERMS AND CONDITIONS, AS DESCRIBED HEREIN, OF THE PRIVATE SALE OF THE ABOVE REFERENCED PARCEL.

Amount of Bid \$ _____

 Signature of the Bidder

Administrative Fee \$ 500.00

Transfer Tax _____

 Address of the Bidder

U.P.I. Fee _____

 Business Phone

Recording Fee _____

 Date

Approx. Costs _____

Approx. Total \$ _____ less deposit of \$ _____ = Approx. Balance \$ _____

-----For Office Use Only-----

ID verified by: Driver's License Social Security Card Credit Card Other
 (circle one)

(Employee initials below)

Taxes Checked _____ Municipal Liens Checked _____