PRIVATE SALE AGREEMENT

AGREEMENT, made this ____ day of _____, 20___, between the Tax Claim Bureau of the County of Schuylkill 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) Dollars or ten (10%) percent of the bid, whichever is greater, by certified or cashier's check or money order, payable to the Schuylkill County Tax Claim Bureau.

B. 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 deadline for submitting bids. ***Failure to comply results in forfeiture of bid binder and the bidder is barred from all future sales held by the Tax Claim Bureau.***

C. Submit, with this agreement, certification, in the form of a notarized affidavit, that bidder is not delinquent in paying real estate taxes owed to any taxing body within Schuylkill County, and further, that he/she has no municipal utility bills more than one year outstanding.

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. ***Failure to comply results in forfeiture of bid binder and the bidder is barred from all future sales held by the Tax Claim Bureau.***

B. The property will be sold free and clear & discharged of all tax claims & tax judgements, whether or not returned, filed or enetered.

C. There MAY be liens, judgments 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. The bid will be advertised.

F. The assessed owner, the taxing districts, interested party or a person interested in purchasing the property may object to the sale by means of a petition filed in the Court of Common Pleas of Schuylkill County within the above-mentioned forty-five day (45) period.

G. The property will not be reassessed prior to recording the deed.

H. bids submitted by an Attorney, on behalf of a client, must be accompanied by a notarized assignment, conveying the interest of said Attorney to his client, and providing the client's full name and address, and the client's notarized affidavit 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 $_____

Transfer Tax _____

U.P.I. Fee _____

Recording Fee _____

Approx. Costs _____

_____
Signature of Bidder

_____

_____
Address of Bidder

_____
Business Phone #

_____
Date

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

* Accepting the deposit does not guarantee acceptance of the bid, must be approved by Director!

- **For office use only** -

ID verified by: **Drivers License** **Soc Sec** **Credit Card** **Other**
(circle one)

(Employee initials below)

Taxes Checked_____Municipal Liens checked_____Bid Approved on_____

Revised 7/18/10