

Lehigh County Tax Claim Bureau Private Sale Agreement

AGREEMENT, made this _____ day of _____, 20_____, between Elite Revenue Solutions, LLC as agent for the Tax Claim Bureau of Lehigh County and _____ (Bidder), who hereby submits a bid for the Private Sale of

Parcel
No. _____

Location _____

Assessed
Owner(s) _____

BIDDER AGREES TO:

1. 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 Elite Revenue Solutions, LLC.
2. Pay all bid money 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 notification that the sale has been approved by the Court of Common Pleas.
3. 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 Lehigh County, and further, that he is not delinquent in paying any bill owed to a municipality with Lehigh County.

BIDDER UNDERSTANDS:

1. 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.
2. The property will be sold free and clear ONLY of real estate taxes. If any real estate taxes become due while the bid is pending, they must be paid to the Bureau prior to the recording of the deed and if not paid, the bid will be forfeited.

3. There MAY be liens, judgments or mortgages filed against the property and this private sale is NOT free and clear of any liens, judgments or mortgages other than those for real property taxes. It is the responsibility of the BIDDER to determine the existence of any liens, etc. filed against the property.
4. 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, title or any matter or thing whatever.
5. His bid will be advertised and for forty-five (45) day period thereafter higher bids will be accepted.
6. If high bids are received, an auction will be scheduled by the Tax Claim Bureau.
7. 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 Lehigh County within the above-mentioned forty-five (45) day period.
8. 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.
9. The Property will not be reassessed prior to recording the deed.
10. 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 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.

Total ERS Delinquent Real Estate Tax	\$ _____
Total Portnoff Law Delinquent Tax	\$ _____
Current Year: County	\$ _____
Municipality	\$ _____
School	\$ _____
Advertising (Approximate)	\$ _____
Deed Prep	\$ _____
Transfer taxes (Based on FMV)	\$ _____
Deed Recorded & Pin Cert.	\$ _____
Total Bid	\$ _____

Signature of Bidder

Address of Bidder

Phone Number

Email Address

Date

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 Initial Below)

Taxes checked _____ **Municipal Liens checked** _____