

Lehigh County Tax Claim Bureau Offer to Purchase from Repository

NOTICE:

It is expressly understood and agreed that the purchaser, as acknowledged below, is aware of all potential risks involved in this sale. The Tax Claim Bureau does not convey title by general warranty and is held harmless from any effects of such potential risks or defects in title.

By statute, repository bids require the approval of all three of the taxing authorities (county, municipality & school district) in which the property is located. The Lehigh County Fiscal Officer has the discretion to disapprove any bid.

Also by statute, the successful bidder confirms that he/she is not delinquent in paying real estate taxes for any property assessed to them in Lehigh County and does not have municipal utility bills, where the property is located, that are more than one year outstanding.

All funds must be made payable to Elite Revenue Solutions, LLC in the form of a money order, cashier's check or other bank certified funds. Cash is also accepted for payment. ***A \$100.00, non-refundable, administrative processing fee, along with the full repository bid amount, is to be deposited by the bidder at the time that the bid is placed.*** You are advised to consult your attorney with any legal questions regarding the purchase of this property. (Please Initial)

***** B I D *****

I/we hereby submit a repository bid offer in the amount of \$_____ (minimum \$500.00) for the property assessed in the name(s) of the following owners/reputed owners:

Parcel No.: _____ A/V _____ D/B _____

Description: _____

situated in _____ and _____
(Borough, Township, or City) (School District)

Signature: _____

Mailing address: _____ Date: _____

_____ Phone: _____

(Specify names & relationship – exactly as deed will be recorded) *make sure its legible*

Single Married Separated, but married Divorced Tenants in Common

Over

COUNTY OF LEHIGH, PENNSYLVANIA

ALL PROPERTIES ARE OFFERED FOR SALE WITHOUT ANY GUARANTEE OR WARRANTY WHATSOEVER, AS TO THE RECORD TITLE OR OTHERWISE, AND NO ADJUSTMENTS OF ANY KIND WILL BE MADE AFTER THE TAX CLAIM BUREAU HAS ACCEPTED YOUR BID. ALSO BE ADVISED THAT THE BUREAU DOES NOT GUARANTEE THAT THIS PROPERTY HAS NOT BEEN SLATED FOR DEMOLITION OR CONDEMNATION. FOR THAT REASON, BE ADVISED THAT IT WOULD BE PRUDENT TO CONDUCT YOUR OWN INSPECTION OF THE TITLE TO THE PROPERTY YOU ARE PURCHASING PRIOR TO PLACING YOUR BID.

I have read & acknowledge the above: _____ (Initial)

FURTHERMORE – BE ADVISED THAT YOU ARE NOT THE RIGHTFUL OWNER OF THE PROPERTY UNTIL YOU HAVE THE RECORDED DEED IN YOUR POSSESSION.

I have read & acknowledge the above: _____ (Initial)

DISQUALIFICATION FROM SALE:

ANY PERSON WHO OWES DELINQUENT TAXES IN LEHIGH COUNTY IS PROHIBITED FROM PARTICIPATING IN THIS SALE, EITHER INDIVIDUALLY OR THROUGH AN AGENT. (FOR EXAMPLE: IF “MR. X” OWES DELINQUENT TAXES “MR. Z” IS FORBIDDEN FROM BIDDING ON BEHALF OF “MR. X”. IF “X” CORPORATION, TRUST OR ASSOCIATION, OWES DELINQUENT TAXES, NO OTHER CORPORATION OR INDIVIDUAL IS PERMITTED TO BID ON “X” CORPORATION’S BEHALF OR INDIVIDUAL IS PERMITTED TO BID ON “X” CORPORATION’S BEHALF.) (RETSL, 72 PS §5860.618)

***** BE ADVISED - SHOULD WE DISCOVER THAT YOU ARE DELINQUENT IN TAXES OR MUNICIPAL UTILITY BILLS ON ANY PROPERTY IN LEHIGH COUNTY, YOU WILL NOT RECEIVE A DEED TO THE PROPERTY ON WHICH YOU BID AND YOU WILL FORFEIT YOU PROCESSING FEE. (RETSL, 72 PS §5860.619; 5860.619(A))**

ADDITIONALLY, IF YOU ARE BIDDING ON PROPERTY LOCATED IN A MUNICIPALITY THAT HAS REVOKED YOUR RENTING PRIVILEGES; YOU ARE NOT PERMITTED TO BID ON ANY PROPERTY LOCATED IN THAT PARTICULAR MUNICIPALITY. (RETSL, 72 PS §5860.601(D))

FURTHERMORE, YOU UNDERSTAND AND ACKNOWLEDGE THAT ALL SALES ARE **FINAL**. THERE WILL BE NO REFUNDS GIVEN UNDER ANY CIRCUMSTANCES.

I have read and acknowledge that I meet all bid requirements and agree to the bid terms set forth herein. _____ (Initial)