

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

VALERIE A. ARKOOSH, MD, MPH, CHAIR
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TAX CLAIM BUREAU

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

TAX CLAIM: 610-278-1216
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EMAIL: TAXCLAIM@MONTCOPA.ORG
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JASON E. SALUS
TREASURER/DIRECTOR, TAX CLAIM

WILLIAM F. CALDWELL
FIRST DEPUTY

MICHAEL P. CLARKE
SOLICITOR

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 Director of Tax Claim Bureau 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 this Commonwealth and does not have municipal utility bills that are more than one year outstanding in this Commonwealth.

All funds must be made payable to Montgomery County Tax Claim Bureau in the form of a money order, cashier's check or other bank certified funds. 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 as well a copy of your driver's license.

You are advised to consult your attorney with any legal questions regarding the purchase of this property.

(Please initial)

***** BID *****

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 # _____ Assessed Value: _____ Deed Book: _____

BOA Location: _____

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

Name (please print): _____ Signature: _____

Mailing Address: _____

E-mail Address: _____

Phone# _____ Date: _____

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 and acknowledge the above:

(Please 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 and acknowledge the above:

(Please Initial)

DISQUALIFICATION FROM SALE:

***BE ADVISED – SHOULD WE DISCOVER THAT YOU ARE DELINQUENT IN TAXES OR MUNICIPAL UTILITY BILLS ON ANY PROPERTY IN THIS COMMONWEALTH WHETHER INDIVIDUALLY OR THROUGH AN AGENT, YOU WILL NOT RECEIVE A DEED TO THE PROPERTY ON WHICH YOU BID AND YOU WILL FORFEIT YOUR PROCESSING FEE. (RETSL 72 PS§5860.619; 5860.619(A))

YOU ARE PROHIBITED TO BID IF WITHIN THE THREE (3) YEAR PRECEDING THIS FILING, ENGAGED IN A COURSE OF CONDUCT OR PERMITTED AN UNCORRECTED HOUSING CODE VIOLATION, CONTINUED UNBATED AFTER BEING CONVICTED OF AN UNCORRECTED HOUSING CODE VIOLATION AND YOU HAVE NOT EITHER: FAILED TO MAINTAIN PROPERTY OWNED BY THE BIDDER IN A REASONABLE MANNER SUCH THAT THE PROPERTY POSED A THREAT TO HEALTH, SAFETY OR PROPERTY; OR PERMITTED THE USE OF PROPERTY IN AN UNSAFE, ILLEGAL OR UNSANITARY MANNER SUCH THAT THE PROPERTY POSED A THREAT TO HEALTH, SAFETY OR PROPERTY.

ADDITIONALLY, YOU ARE NOT PERMITTED TO BID ON ANY PROPERTY IF YOU HAD A LANDLORD LICENSE REVOKED IN ANY MUNICIPALITY WITHIN MONTGOMERY COUNTY; WHETHER INDIVIDUALLY OR THROUGH AN AGENT. (RETSL 72 PS§5860.601(D))

FURTHERMORE, I 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.

(Please Initial)