

OFFER TO PURCHASE FROM REPOSITORY

LANCASTER COUNTY TAX CLAIM BUREAU
150 N Queen Street, Suite 122, PO Box 1447
1-717-299-8232

Lancaster, Pa 17608

Enclosed is a cashier's check or money order for a non-refundable payment of **\$100.00** representing my Bid Administrative Processing fee. Also enclosed is a second certified check or money order representing the bid amount, plus 2% transfer tax, \$135.00 deed preparation, \$10.00 Prothonotary fee and \$250.00 demolition fee assessed through Act 48 of 2024.

NOTICE: It is expressly understood and agreed that 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.

The bureau may, with the written consent of all the taxing districts where the property is located, accept an offer of any price for property placed in the "repository for unsold properties" without court approval and published notice of sale. Any taxing district may not unreasonably withhold its consent to the sale of the property.

The property shall be conveyed to the purchaser upon payment of the agreed price, free and clear of all tax and municipal claims, mortgages, **certain** liens¹, and charges and estates of whatsoever kind, except condemnation orders and ground rents separately taxed. It shall be the responsibility of the bureau to have the deed recorded at the expense of the purchaser.

By statute, bids for Unsold Repository Properties require the approval of the taxing authorities (municipality & school district) and on behalf of the County, the Director has the discretion to disapprove any bid. Bidder also acknowledges that his/her default in the purchase of said property would forfeit the \$100.00 administrative fee.

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 Lancaster County and does not have municipal utility bills, where the property is located, that are more than one year outstanding.

You are advised to consult your attorney regarding the purchase of said property. _____
(initials)

¹Effective November 28, 2014, a lien on a mobile home or manufactured home's certificate of title is not affected by a real estate tax sale. The purchaser takes ownership subject to the lien.

***** **BID** *****

I/we hereby submit an offer to purchase in the bid amount of \$ _____ (**minimum \$1,000.00**) plus costs for deed preparation, recording of deed, Prothonotary fee, demolition fee and 2% realty transfer tax or for bill of sale preparation if purchase is a mobile home \$ _____, for the property assessed in the name/s of the following

Owners/reputed owners:

Parcel No.:

Description:

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

Signature: _____

If purchaser is an individual, print name & Title:

If purchaser is not an individual, list the purchaser's name and list below or on a separate page if needed all officers of purchaser, the business address and phone number:

If purchaser is a limited liability company ("LLC"), list below or on a separate page if needed the names, business addresses and phone numbers of all members, managers and any other persons with any ownership interest or right in the LLC:

Mailing address: _____ Date: _____

_____ Phone: _____

(Specify names & relationship - exactly as deed will be recorded)

TCB use only:
Requires consent
approval [Y] [N]

AFFIDAVIT AND CERTIFICATION OF BIDDER
SALE OF PROPERTY IN REPOSITORY
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF LANCASTER

I, _____, hereby certify, acknowledge and affirm as follows:

1. I am an adult citizen of the United States of America and a prospective purchaser of the property identified on the Offer to Purchase From Repository held by the Lancaster County Tax Claim Bureau.
2. Pursuant to Section 619(a) of the Real Estate Sale Law, 72 P.S. Section 5860.619(a), I hereby certify to the Lancaster County Tax Claim Bureau that I am not delinquent in paying real estate taxes to any of the taxing districts in the Commonwealth of Pennsylvania, and that I have no outstanding municipal utility bills that are more than one year outstanding within any municipal jurisdiction in the Commonwealth of Pennsylvania.
3. I acknowledge, that as a prospective purchaser, I have had the opportunity to have an examination made of the title to any property in which I may be interested. Every reasonable effort has been made to keep the proceedings free from error. However, in every case, the Tax Claim Bureau is selling the taxable interest and the property is offered for sale by the Tax Claim Bureau without any guarantee or warranty whatever, either as to structures or lack of structures upon the land, liens, title or any other matter.
4. Pursuant to Section 618 of the Real Estate Tax Sale Law, 72 P.S. Section 5860.618, I hereby certify that I was not the owner of any property being exposed to the Upset Tax Sale, Continued Upset Tax Sale, or Judicial Tax Sale immediately prior to any tax sale, private or repository sale thereof by the Lancaster County Tax Claim Bureau. I further certify that I am not a partner or a shareholder of the owner of any property being exposed to the Upset Tax Sale, Continued Upset Tax Sale, or Judicial Tax Sale, nor am I in any of the following legal relationships with the owner: trust, partnership, corporation or any other business association. Under the Pennsylvania Real Estate Tax Sale Law, 72 P.S. § 5860.618, the owner of a property has no right to purchase his or her own property at a judicial tax sale. It is also prohibited for a property owner to use a family member, friend or other “straw” person to circumvent this rule.
5. Pursuant to Section 601(d) of the Real Estate Tax Sale Law, 72 P.S. Section 5860.601(d), I hereby certify that I have not had a landlord license revoked in any municipality within the County of Lancaster, and I further certify that I am not bidding for, or acting as an agent for a person whose landlord license has been so revoked.
6. Pursuant to Section 619(e) of the Real Estate Tax Sale Law, 72 P.S. Section 5860.619(e), I hereby certify that I have not, within the three years preceding the filing of my bidder application, engaged in a course of conduct or permitted an uncorrected housing code violation, as defined in section 619(e), to continue unabated after being convicted of an uncorrected housing code violation, as defined in section 619(e), and have not either: (A) 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 (B) permitted the use of property in an unsafe, illegal or unsanitary manner such that the property posed a threat to health, safety or property.

TCB use only:
Requires consent
approval [Y] [N]

I, the undersigned, verify that the statements made in this Certification of Bidder are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. section 4904 relating to unsworn falsification to authorities.

(Print Name)

(Signature)

*Address: _____

Telephone: _____

Email: _____

***If you are a winning bidder at the Sale, this is the address which will be used to send you the Deed and future tax bills.**

Sworn to and subscribed before me this _____ day of _____, 202__

Notary Public (Raised Seal)

TCB use only:
Requires consent
approval [Y] [N]