PRIVATE SALE AGREEMENT

AGREEMENT, made this ___day of _____, 20__, between Northeast Revenue Service, LLC as agent for the Tax Claim Bureau of Luzerne County and _____ (Bidder), who hereby submits a bid for the Private Sale of Parcel No. _____, Location _____ Assessed Owner(s)_____.

BIDDER AGREES TO:

A. Submit 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, by certified or cashier's check or money order payable to Northeast Revenue Service, LLC, at the time the bid is placed.

B. Submit, with this agreement, certification, in the form of a notarized affidavit, that bidder is not delinquent in paying real estate taxes owned to any taxing body within Luzerne County, and further, that he is not delinquent in paying any billed owed to a municipality within Luzerne County.

BIDDER UNDERSTANDS:

A. He will forfeit ALL monies paid to the Tax Claim Bureau if he fails to comply with the terms and conditions set forth herein.

B. The property will be sold free and clear of those delinquent real estate taxes filed with the Tax Claim Bureau. Current years taxes, and/or any delinquent real estate tax which may be filed with an alternate collector, are **NOT** paid by this sale and are the responsibility of the purchaser.

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. His bid will be advertised and for a forty-five (45) day period thereafter higher bids will be accepted.

F. If higher bids are received, an auction will be scheduled by the Tax Claim Bureau.

G. 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 Luzerne County within the above-mentioned forty-five (45) day period.

H. 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.

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

J. 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 SAEL OF THE ABOVE REFERENCED PARCEL.

Amount of Bid $_____ _____
Signature of Bidder

Transfer Tax _____ _____

U.P.I. Fee _____ _____
Address of Bidder

Recording Fee _____ _____
Business Phone #

Approx. Costs _____ _____
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 initials below)

Taxes checked_____ Municipal Liens checked _____