

OFFER TO PURCHASE FROM REPOSITORY

LUZERNE COUNTY TAX CLAIM BUREAU

Luzerne County Courthouse
200 North River Street
Wilkes-Barre, PA 18711
(570) 825-1512

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 Revenue 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 Luzerne 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 will only be accepted if you are paying in person at the Tax Claim bureau. Please note, if you are mailing in your repository offer to purchase form, you must enclose a copy of your driver's license. *A \$100.00, non-refundable, administrative processing fee and a \$100.00 County Demo & Rehab 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) _____

*******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 No: _____ Assessed Value: _____

Deed Book & Page _____

Description/Location: _____

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 [] Tenants in Common

COUNTY OF LUZERNE, 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 LUZERNE 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 LUZERNE COUNTY, 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))**

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, 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. _____(Initial)

TAX SALE BIDDER'S CERTIFICATION AND ACKNOWLEDGEMENT

I. INDIVIDUAL

I, _____, hereby certify the following:

1. I am an adult individual authorized to make this Certification.
2. I hereby certify the following:
 - a. I am not delinquent in paying real estate taxes owed to taxing bodies within Luzerne County, and I further certify that I am not bidding for or acting as an agent for a person or business entity who is delinquent in paying real estate taxes within Luzerne County; and
 - b. I am not delinquent in paying municipal utility bills owed to municipalities within Luzerne County, and I further certify that I am not bidding for or acting as an agent for a person or business entity who is delinquent in paying municipal utility bills within Luzerne County; and
 - c. I have not had a landlord license revoked in any municipality within Luzerne County, and I further certify that I am not bidding for or acting as an agent for a person or business entity whose landlord license has been revoked.

I affirm, under penalty of perjury, that this Certification is true and accurate.

Signature

Sworn to and subscribed
before me this _____ day
of _____, 20____.

Notary Public

II. ACKNOWLEDGEMENT (ALL BIDDERS MUST SIGN)

I, _____, do hereby acknowledge the following:

1. The Tax Claim Bureau ("Bureau") is selling the taxable interest **without any guarantee or warranty whatever, either as to title, liens, structure or lack of structure upon the land, or any other matter or thing whatsoever.**
2. **I have conducted or will conduct my own research prior to the sale**, which may also include obtaining an independent title search and/or speaking with an attorney regarding the procedures that may be necessary to obtain clear title to any property upon which I may bid at any tax sale; **or, alternatively, I am electing to move forward without a title search and will assume all risks therefrom.**
3. **All efforts have been made by the Bureau to keep tax sale proceedings free from error; however, it makes no guarantees of any kind.**
4. I further understand that **the sale may be challenged in court** by the owner and/or a lienholder, **which may lead to lengthy legal proceedings, a delay in receiving the deed to the property, and/or an overturning of the tax sale by the court.**
 - a. In the event of such a challenge, **the Bureau's attorney represents the interests of the Bureau only**. If I choose to participate in any legal proceedings, I am responsible for my own legal representation.
 - b. In the event that the sale is overturned by the court, I understand that I will receive a refund of the purchase price from the Bureau.
5. I should not take possession of the property prior to receiving the deed. In the event I choose to enter the property or take possession of the property without receiving the deed to the property, I am doing so at my own peril. Furthermore, I understand that in no event shall the Tax Claim Bureau be liable to me for any fees or expenses, including but not limited to repairs, improvements or law suits, I may incur as a result of any actions I may take with respect to the property prior to obtaining marketable title to the property, which is my sole responsibility.
6. **I acknowledge that payment in full is due by 4:30 p.m. the day of the sale and shall be made in the form of cash, certified check or money order, and that any bidder who fails to pay in full by the close of business on the day of the sale will have their bid voided and will be prohibited from bidding at any future tax sales conducted by Elite Revenue Solutions.**

Signature

Date

III. BUSINESS

I, _____, hereby certify that I am the authorized representative
(Print Name Here)
of _____, represent the business known as _____
(Business Name) (Business Name)
which is registered to do business in the Commonwealth of Pennsylvania, and said business is
interested in purchasing one or more properties at Luzerne County Tax Sales.

It is hereby certified that the _____ represented by the
(Business Entity)
undersigned does/does not operate its business in the Commonwealth of Pennsylvania
(circle one)
under a fictitious name, which is _____:
(Fictitious Name if Applicable)

I hereby acknowledge that if the aforesaid Business Entity requires a fictitious name
registration which has not been filed to the Commonwealth of Pennsylvania, then in that
event any Tax Sale of real estate made or to be made by the County of Luzerne to said
business entity shall be rendered null and void ab initio.

I hereby certify on behalf of _____ the following:
(Business Entity)

- a. It is not delinquent in paying real estate taxes owed to taxing bodies within Luzerne County, and is not bidding for or acting as an agent for any person or business entity who is delinquent in paying real estate taxes within Luzerne County; and
- b. It is not delinquent in paying municipal utility bills to any municipality within Luzerne County, and is not bidding for or acting as an agent for any person or business entity who is delinquent in paying municipal utility bills within Luzerne County; and
- c. It has not had a landlord license revoked in any municipality within Luzerne County, and is not bidding for or acting as an agent for any person or business entity whose landlord license has been revoked.

I affirm, under penalty of perjury, that I am authorized to execute this Certification and that the said Certification is true and accurate.

Signature

Sworn to and subscribed
before me this _____ day
of _____, 20____.

Notary Public

Business Registration Requirements:

Limited Liability Corporation

- Copy of Operating Agreement
- Resolution
- Good Standing Certificate (must be within the last 90 days)
- Name, business address and phone number of all members, managers, persons with ownership interests or rights
- Driver's License of Authorized Bidder

Corporation

- Copy of Bylaws
- Resolution
- Good Standing Certificate (must be within the last 90 days)
- Name, business address and phone number of all officers and shareholders
- Driver's License of Authorized Bidder

Partnership

- Partnership Agreement
- Resolution
- Good Standing Certificate (must be within the last 90 days)
- Name, business address and phone number of all officers and shareholders
- Driver's License of Authorized Bidder

Municipality/Land Bank

- Resolution
- Driver's License of Authorized Bidder