

BIDDER REGISTRATION APPLICATION

Pursuant to § 501-A(a) of the Real Estate Tax Sale Law, “[a] person that intends to bid at a scheduled upset sale or judicial sale must appear and register at the bureau not less than 10 days before the scheduled upset sale or judicial sale.” 72 P.S. 5860.501-A(a). Completion of this application is also a required for those who intend on making a private tax sale or repository sale offer.

The tax sale in which applicant is seeking to participate as a bidder: _____

Please provide the following information:

- (1) If the applicant is an individual, state the individual's name, residential address and phone number:

- (2) If the applicant is not an individual, the applicant's name, including the name of all officers, business address and phone number:

- (3) If the applicant is a limited liability company, the names, business addresses and phone numbers of all members, managers and any other persons with any ownership interest or right in the limited liability company:

If the applicant is not an individual, the applicant **MUST INCLUDE** documentation that the signer has the authority to act on behalf of the applicant, and the individual appearing in person to register,

as required under section 501-A(a), is the signer of the application or otherwise authorized to act on behalf of the applicant.

§ 502-A(4) AFFIDAVIT

1. I hereby affirm that I, or the entity I represent herein, is not delinquent in paying real estate taxes to any taxing district in this Commonwealth and that I, or the entity I represent herein, has no municipal utility bills, as defined in Section 619.1(b) of the Real Estate Tax Sale Law, that are not more than one (1) year outstanding anywhere in this Commonwealth.

2. I hereby affirm that I, or the entity I represent herein, is not acting as an agent for a person or entity who has had a landlord license revoked in any municipality within Lackawanna Count and is barred from participating in the sale under Section 601(d) of the Real Estate Tax Sale Law.

3. I hereby certify that I, or the entity that I represent herein, has not within the three (3) years preceding the filing of this application, engaged in a course of conduct or permitted an uncorrected housing code violation, as defined in Section 619(e) of the Real Estate Tax Sale Law, to continue unabated after being convicted of an uncorrected housing code violation, as defined in Section 619(e), and has not either:
 - (a) failed to maintain property owned by the applicant 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

4. Pursuant to Section 5931 of the Fiscal Code, 72 P.S. § 5931, I hereby certify that I understand that the rule of *caveat emptor* or buyer beware applies to the sale of property by the Lackawanna County Tax Claim Bureau and that I will not receive a refund of my bid if accepted. Additionally, I hereby certify that I understand that the Tax Claim Bureau makes no guaranty or warranty whatsoever as to the existence or condition of the property, accuracy of ownership, size, boundaries, locations, existence of structures or lack thereof, liens, titles, occupancy, possession, condemnation or any other matter whatsoever affecting the property or the propriety of the tax sale. I understand the Tax Claim Bureau has attempted to comply with all statutory notice requirements but makes no guarantees or warranties whatsoever.

The undersigned verifies that he/she understands that an applicant who signs a Bidder Registration Application knowing that it contains a false statement and who causes it to be filed with the Tax Claim Bureau shall be subject to prosecution for the commission of a misdemeanor of the second degree in violation of 18 Pa. C.S. § 4904(a) (relating to unsworn falsification to authorities).

Signature: _____ Date: _____

Print Name: _____

FORFEITURE STIPULATION AND AGREEMENT

IN CONSIDERATION OF PARTICIPATING IN A TAX SALE CONDUCTED BY THE LACKAWANNA COUNTY TAX CLAIM BUREAU, I ACKNOWLEDGE AND AGREE THAT IF I, OR THE ENTITY I REPRESENT HEREIN, IS DETERMINED TO NOT BE IN COMPLIANCE WITH ANY OF THE PROVISIONS CONTAINED IN THE BIDDER REGISTRATION APPLICATION INCLUDING THE § 502-A(4) AFFIDAVIT OR THE FULL PURCHASE PRICE FOR ANY PROPERTY IS NOT TIMELY PAID, ANY MONIES REMITTED TO LACKAWANNA COUNTY IN CONNECTION WITH A TAX SALE SHALL BE FORFEITED TO LACKAWANNA COUNTY. IN WITNESS WHEREOF, INTENDING TO BE LEGALLY BOUND, I HEREBY SET MY HAND AND SEAL THE DAY AND YEAR WRITTEN BELOW.

Signature: _____ Date: _____

Print Name: _____