



**TAX CLAIM BUREAU AFFIDAVIT OF REPOSITORY BIDDER**  
**(ONE PER PERSON)**

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 TAX CLAIM 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. BE ADVISED THAT YOU ARE **NOT** THE RIGHTFUL OWNER OF THE PROPERTY UNTIL YOU HAVE THE RECORDED DEED IN YOUR POSSESSION. ONCE A DEED IS RECORDED YOU ARE RESPONSIBLE FOR THE NEXT FULL YEAR OF PROPERTY TAXES. IF YOU DO NOT RECEIVE A TAX BILL IN MARCH OF THE FOLLOWING YEAR THE PROPERTY IS PURCHASED, BE SURE TO CONTACT THE DISTRICTS LOCAL TAX COLLECTOR.

I HAVE READ AND ACKNOWLEDGE THE ABOVE: \_\_\_\_\_ (INITIAL)

**DISQUALIFICATION FROM SALE:**

ANY PERSON WHO OWES DELINQUENT TAXES IN FAYETTE COUNTY IS PROHIBITED FROM PARTICIPATING IN THIS SALE, EITHER INDIVIDUALLY OR THROUGH AN AGENT. ADDITIONALLY, IF YOU ARE BIDDING ON PROPERTY LOCATED IN A MUNICIPALITY THAT HAS REVOKED YOUR LANDLORD LICENSE; YOU ARE NOT PERMITTED TO BID ON ANY PROPERTIES IN THE COUNTY IN WHICH THAT MUNICIPALITY RESIDES. [RETS, 72 PS SEC 5860.601 (D)]. WITHIN THE THREE YEARS PRECEDING THIS BID YOU **CAN NOT** HAVE PERMITTED AN UNCORRECTED HOUSING CODE VIOLATION, OR; FAILED TO MAINTAIN PROPERTY 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 THE PROPERTY POSED A THREAT TO HEALTH, SAFETY OR PROPERTY. UPON A SUCCESSFUL BID, BIDDER MUST SUPPLY THE BUREAU WITH THE AFFIDAVIT OF NON-DELINQUENCY PROVIDED BY THE BUREAU. BE ADVISED – SHOULD WE DISCOVER THAT YOU ARE DELINQUENT IN TAXES OR MUNICIPAL UTILITY BILLS ON ANY PROPERTY IN FAYETTE COUNTY, YOU MAY NOT RECEIVE A DEED TO THE PROPERTY ON WHICH YOU BID AND YOU WILL FORFEIT YOUR BID PRICE.

**I UNDERSTAND AND ACKNOWLEDGE THAT ALL SALES ARE FINAL. THERE ARE NO REFUNDS. ANY FALSE STATEMENT CONTAINED HEREIN MAY RESULT IN A CRIMINAL CHARGE TO UNSWORN FALSIFICATION TO AUTHORITIES. I HAVE READ AND ACKNOWLEDGE THAT I MEET ALL BID REQUIREMENTS AND AGREE TO THE BID TERMS SET FORTH HEREIN.**

PRINT NAME: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

SWORN TO AND SUBSCRIBED BEFORE ME, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.  
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\_\_\_\_\_  
\_\_\_\_\_  
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NOTARY PUBLIC