

BID FORM: TERMS AND CONDITIONS OF SALE

Allegany County will offer for sale various parcels at our annual tax sale held on May 4, 2019 acquired by Allegany County pursuant to the provisions of the New York State Real Property Tax Law. All parcels offered for sale are sold "as is" with no representation as to the status of the title. Allegany County will provide a Quit-Claim deed to each parcel which will contain the following language:

The County of Allegany and the Allegany County Treasurer shall in no event be or become liable for any defects in or encumbrances of liens on the title hereby conveyed for any cause whatsoever. No claim or demand of any nature that arises from this sale or any of the proceedings leading hereto shall ever be made against the County of Allegany or the Allegany County Treasurer.

Allegany County will not provide an abstract of title or title insurance and does not warrant that the title is insurable.

Written bids may be submitted for each of the parcels being offered for sale. All written bids must be submitted on this form and must be received by the Allegany County Treasurer's Office no later than 4:00 PM on the day of May 3, 2019. All sealed written bids, timely received by 4:00 PM on May 3, 2019, will be opened on May 4, 2019. A bid deposit representing ten percent (10%) of the bid amount or **\$150.00** whichever is greater must be submitted with the bid in the form of cash, certified check, or its equivalent. Within ten days of the sale, the balance of the bid price, together with any 2019 Town and County taxes (may contain relieves from previous year) and recording costs must be paid to the Allegany County Treasurer's Office by cash, certified check or its equivalent. **No personal checks will be accepted.** Failure to tender this balance will result in a forfeiture of the bid deposit and the County will have the right to sell the parcel to someone else.

If the buyer owes any delinquent taxes on any other properties within the County of Allegany, the County of Allegany will not close the transaction until such taxes are paid in full, and if the taxes are not paid in full within 10 days from the auction date, the County of Allegany may cancel the sale to the Buyer and the Buyer's deposit and the Buyer's premium will be retained by the County as liquidated damages. (passed by W&M's 2/19/2014)

The County of Allegany reserves the right to reject any and all bids at any time. All bids received shall be deemed held open until final acceptance and approval by resolution of the County Board of Legislators.

Successful bidders will become responsible for all other taxes beginning with the 2019-20 village taxes (June), if applicable, and 2019-20 school taxes (September). If applicable, the successful bidder will become responsible for any unpaid utilities at the municipal level. Successful bidders also assume responsibility for evicting occupants, if any.

Upon full payment as provided above, the Allegany County Attorney's Office will prepare the Quit-Claim deed which will be recorded by the Allegany County Treasurer's Office in the Allegany County Clerk's Office. After recording, the deed will be mailed to the address as set out in the bid form.

All employees and immediate families (spouse, parent, step-parent, child, step-child or household member) of the auctioneers' service and the following County offices are forbidden to purchase properties at tax auction: Treasurer's Office, County Attorney's Office, Real Property Tax Office, County Administrator's Office and the Clerk of the Board's Office, as well as the Board of Legislators and their immediate families.

I am the individual submitting a bid as set forth below on this bid form. I have read each of the terms and conditions of sale as set forth above, understand said terms and conditions, and agree to be bound by said terms and conditions in submitting my bid.

DATE: _____ **SIGNATURE OF BIDDER:** _____

BID FORM : OFFER TO PURCHASE

Pursuant to the terms and conditions of sale as set forth above, I hereby submit a bid in the amount indicated below to purchase the parcel of property as described below. ***I have also enclosed a bid deposit in the amount of \$_____ representing 10% of the amount of bid or \$150.00, whichever is greater...***

AMOUNT OF BID \$_____ plus current years taxes

BIDDER # & NAME: _____

ADDRESS: _____

PHONE: _____

PROPERTY DESCRIPTION:

TOWN: _____

ASSESSED TO: _____

TAX MAP NO: _____

If my bid is accepted, I would like the Quit-Claim deed made out as follows: (Please PRINT each name to be on the deed separately)

LAST NAME FIRST NAME MI SOC. SEC. #

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