

## **TAX SALE INFORMATION**

### **BIDDING**

Tax sale-bidding starts at a maximum of 18% rate at time of redemption.

Bidding of a premium for a tax sale certificate starts after the rate of 0% of redemption. Premiums will be bid in \$100.00 increments.

Do not shout out prior lien on a property during the sale.

If there are no bidders on an item, the certificate is sold to the Township at a redemption rate of 18%.

### **PAYMENT AFTER SALE**

Only cash, certified checks or money orders will be acceptable forms of payment. Following the sale, payments will be taken at the tax collector's office. All items must be paid before the lien sale shall be closed.

### **YOUR RESPONSIBILITIES AS A TAX LIEN HOLDER**

After the sale, certain responsibilities become the obligation of the certificate holder under TAX SALE LAW.

1. You must record your tax sale certificates within 90 days of the sale date. This is extremely important to protect your investment. N.J.S.A.54:5-51 was amended to require the holder of the tax sale certificate to record the certificate and to provide the tax collector with a copy of the recorded certificate showing the date of recording, the book and page in which the lien is recorded and the cost of recording.
2. You must file an affidavit in the tax collector's office of all your disbursements and expenses as the holder of a certificate. (See Tax Sale Law NJSA 54:5-60, 54:5-61, 54:5-62, 54:5-63 et seq.)
3. Current year taxes are not included in the tax sale. After you receive your certificates, you may contact our office for subsequent payment amounts.
4. All actions and expenses by the holder of the tax sale certificate are normally recovered by the proper filing of the affidavit in the tax collector's office, setting forth all expenses. The limits recoverable are set forth in the TAX SALE LAW.

BECOME FAMILIAR WITH THE "TAX SALE LAW"

TOWNSHIP OF LOWER

TAX SALE BIDDER INFORMATION SHEET

**Instructions:** Complete the following information to assist the tax office in the preparation and redemption of tax sale certificate(s). Submit it with the payment of the certificates purchased. One form must be prepared for each person in whose name a certificate is issued.

1. Name of person bidding on property: \_\_\_\_\_

2. The name and address of the person to whom the Tax Sale Certificate is to be issued is:

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

\_\_\_\_\_

Federal Tax Identification (or Social Security) Number: \_\_\_\_\_

3. Person to contact if there are any questions pertaining to the preparation of the tax sale certificate(s).

Name: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax Phone: \_\_\_\_\_

4. How do you wish to obtain your Tax Sale Certificates? Pickup at tax office:  Mail:

**REQUIRED NOTICE AND DISCLOSURE**

Certificate purchasers are herewith advised, pursuant to N.J.S.A. 13:1K-6, that industrial property may be subject to the "Environmental Clean Up Responsibility Act," the "Spill Compensation and Control Act," or the "Water Pollution Control Act." These laws preclude the municipality from issuing a tax sale certificate to any purchaser who is or may be in any way connected to the previous owner or operator of such sites. By signing below, the person bidding the property certifies that he does not represent, is not connected to, and is not such a property owner or operator of any such parcel for which a certificate is issued. **I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.**

Date: \_\_\_\_\_ Signature: \_\_\_\_\_

**For Tax Collector Use Only:**

Block	Lot	Qual. Code	% Bid	Premium Amount	Amount of Sale

## Request for Taxpayer Identification Number and Certification

**Give Form to the  
 requester. Do not  
 send to the IRS.**

Print or type See Specific Instructions on page 2.	Name (as shown on your income tax return)	
	Business name/disregarded entity name, if different from above	
	Check appropriate box for federal tax classification: <input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate  <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶ _____ <input type="checkbox"/> Exempt payee  <input type="checkbox"/> Other (see instructions) ▶ _____	
	Address (number, street, and apt. or suite no.)	Requester's name and address (optional)
	City, state, and ZIP code	
List account number(s) here (optional)		

### Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on the "Name" line to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

**Note.** If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Social security number																
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### Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
3. I am a U.S. citizen or other U.S. person (defined below).

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 4.

<b>Sign Here</b>	Signature of U.S. person ▶	Date ▶
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### General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

#### Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income.

**Note.** If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

**Definition of a U.S. person.** For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

**Special rules for partnerships.** Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax on any foreign partners' share of income from such business. Further, in certain cases where a Form W-9 has not been received, a partnership is required to presume that a partner is a foreign person, and pay the withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid withholding on your share of partnership income.