

INTERESTED PURCHASER AGREEMENT
Request for Tax Foreclosure and Guarantee of Court Costs

Request to institute tax foreclosure proceedings. I/We, the undersigned (the “Interested Purchaser”), hereby request that the Stark County Prosecuting Attorney institute a proceeding to foreclose the lien for delinquent taxes against the following property (the “Property”):

Parcel No(s): _____ Address of parcel(s): _____

The Interested Purchaser hereby certifies, acknowledges, and agrees as follows:

Certification of non-ownership and authority. The Interested Purchaser is not now the owner of record of the Property or a person with a present ownership interest in the Property, nor a member of an owner’s immediate family, a person with a power of attorney appointed by an owner, a sole proprietorship owned by an owner or a member of his or her immediate family, or a partnership, trust, business trust, corporation, or association in which an owner or a member of his or her immediate family owns or controls directly or indirectly more than fifty percent. If the Interested Purchaser is a corporation, it is empowered to purchase and hold title to real property, and the person signing this Request for Tax Foreclosure is a duly qualified officer of that corporation and is duly authorized by the corporation to enter into this agreement.

Agreement to attend sale and to bid on the Property. If the foreclosure proceedings against the Property result in a sheriff’s sale of the Property, the Interested Purchaser will attend the sheriff’s sale and make the minimum bid on the Property, in the amount determined as of the time of the sale.

Deposit for costs. The Interested Purchaser is depositing with the County Treasurer, at the time of this Request for Tax Foreclosure, the sum of Seven Hundred Fifty Dollars (\$750.00) (the “Deposit”) as security for payment of all costs incurred in the foreclosure proceeding.

Guarantee of costs. If the Interested Purchaser does not attend the sheriff’s sale of the Property and/or does not submit the required minimum bid, and if the Property is not sold for at least the minimum bid at the sheriff’s sale, the Interested Purchaser promises and guarantees to pay the Stark County Clerk of Courts all costs incurred in the foreclosure proceeding, including but not limited to all advertising costs and the cost of a title opinion prepared in connection with the foreclosure proceeding. The Deposit will be applied to the costs incurred in the foreclosure proceeding and the Interested Purchaser will remain responsible for all remaining costs in excess of the Deposit. The Interested Purchaser agrees to pay any such additional costs to the Treasurer promptly on demand.

THE INTERESTED PURCHASER IS RESPONSIBLE FOR ALL COSTS. THIS GUARANTEE IS NOT LIMITED TO THE AMOUNT OF THE DEPOSIT.

No duty to notify Interested Purchaser of impending sale of the Property. Tax foreclosure sales are conducted by the Sheriff of Stark County, and ordinarily are conducted at the Stark County Administration Building on the First Tuesday of each month, at 9:00 a.m. Notices of such sales are published according to law in a newspaper of general circulation in Stark County. Neither the Treasurer, the Prosecuting Attorney, nor the Sheriff undertakes any duty or responsibility to give the Interested Purchaser separate notice of any sale of the Property. **IT IS THE SOLE RESPONSIBILITY OF THE INTERESTED PURCHASER TO LEARN THE DATE, TIME AND PLACE OF ANY SALE OF THE PROPERTY, AND TO ATTEND AND BID AT SUCH SALE.**

No assurance that the Property will be available for purchase. By law, any person with an interest in the Property may pay all taxes, costs and other charges associated with the Property before the conclusion of all foreclosure proceedings, thereby redeeming the Property and causing any foreclosure proceedings to terminate. Also, this Request for Tax Foreclosure does not create any agency or other special relationship between or among the Interested Purchaser, the Treasurer, and the Prosecuting Attorney. Any foreclosure proceedings contemplated or instituted by the Prosecuting Attorney at the request of the Interested Purchaser may be terminated at any time in the sole discretion of the Prosecuting Attorney or the Treasurer or otherwise by order of the court. IF THE PROPERTY IS NOT AVAILABLE FOR SALE TO THE INTERESTED PURCHASER FOR ANY REASON, THE DEPOSIT WILL BE RETURNED TO THE INTERESTED PURCHASER AND THE INTERESTED PURCHASER WILL HAVE NO OTHER OR FURTHER REMEDY OR RECOURSE AGAINST THE PROPERTY, THE PROSECUTING ATTORNEY, THE TREASURER, OR OTHER PERSONS INVOLVED IN THIS REQUEST FOR TAX FORECLOSURE OR ANY RESULTING PROCEEDINGS.

Calculation of minimum bid. The minimum bid for the Property will include all costs incurred in connection with the foreclosure proceeding (including the costs of the sheriff's sale). The minimum bid for the Property must be calculated according to law (R.C. 5721.16) at the time of the sheriff's sale based on the total costs and either 1) the fair market value of the property, as determined by the county auditor, or 2) the total amount of all taxes and other charges.

The amount of costs incurred in the foreclosure can be substantial and can exceed the value of the property and cannot be determined in advance. The amount of taxes, assessments, interest and penalties payable on the Property may, and likely will, increase from the date of this request until the date of the sheriff's sale of the Property, and so cannot be determined in advance. Any estimate of the minimum bid for the property at the time of this request is preliminary only.

THE INTERESTED PURCHASER MAY NOT RELY ON ANY ESTIMATE OR OTHER STATEMENT ABOUT THE EXPECTED AMOUNT OF THE MINIMUM BID FOR THE PROPERTY BEFORE IT IS CALCULATED ACCORDING TO LAW.

Also, any person may appear and offer more than the minimum bid at the sheriff's sale of the Property. THERE IS NO ASSURANCE THAT THE PROPERTY CAN BE BOUGHT FOR THE MINIMUM BID.

_____	_____	_____	_____
Witness	Date	Signature(s) of Interested Purchaser(s) or Corporate Officer	Date

		Print Name (and title if corporate officer)	

		Address	

		City, State, Zip	

		Phone	

****Note: Court costs are always included in the minimum bid. The costs vary but typically start around \$2000 and could range higher.**

_____ *Interested Purchaser*
 _____ *Deputy Treasurer*