

YOU MUST FILE

A NEW W-9

EVERY YEAR

Lien Holder Sign In

- Please sit at least 6 feet from the other Bidders.
- Certified Check, Cash, Money Order or Wire (must be received by 2 pm)
Wire Instructions attached
- Make check payable to:
East Windsor Township

Tax Sale will begin at 10am

Request for Taxpayer Identification Number and Certification

Go to www.irs.gov/FormW9 for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See <i>Specific Instructions</i> on page 3.	1	Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)
	2	Business name/disregarded entity name, if different from above.
	3a	Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. <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"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) _____
	3b	If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions <input type="checkbox"/>
	4	Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____ <i>(Applies to accounts maintained outside the United States.)</i>
	5	Address (number, street, and apt. or suite no.). See instructions.
	6	City, state, and ZIP code
	7	List account number(s) here (optional)
		Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Social security number	
or	
Employer identification number	

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

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); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

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 for Part II, later.

Sign Here	Signature of U.S. person	Date
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General Instructions

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

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

WIRE INSTRUCTIONS

ABA #: 036076150
Beneficiary Bank: Citizens Bank
Beneficiary Account: 857169069
Beneficiary Name: East Windsor Township, Tax Collector Trust
Beneficiary Address: 16 Lanning Blvd, East Windsor, NJ 08520
Reference: Name of Business
Tax Sale
Block & Lot #

Anne M. Blake

Anne M. Blake, CTC

Tax Collector

East Windsor Township

TAX SALE INFORMATION
ITEMS REQUIRED BY LAW (NJSA 54:5-1 et seq)

BIDDING

Tax sale bidding starts at a maximum of 18% interest rate of redemption. Bidding of a premium is in dollar amounts.

Example: Bidding has begun at 18% and has bid down to 0% by bidders in auction manner (18%, 17%, 16% to 0%). At 0% any bidder may then quote a premium to be paid for the tax sale certificate by bidding upward in dollar amounts and the certificate is sold to the highest bidder.

If there are no bidders, the item is sold to the Borough at 18% interest.

PAYING AFTER THE SALE

All items must be paid by cash, wire transfer, money order or certified check. No personal checks will be accepted and all items must be paid before the sale is ended.

YOUR RESPONSIBILITIES AS A TAX LIEN HOLDER

In order to protect your interest after the sale, we recommend that you do the following: (see Tax Sale Law NJSA 54:60, 61, 62, 63)

1. File affidavits of all your disbursements and expenses related to your tax sale certificate, and keep them up to date and on file with the Tax Collector.
2. Record your certificate(s) within 90 days of the date of the sale. This is extremely important to protect your investment.
3. Current years taxes are not included in this tax sale. You may check the tax office for the amount due.
4. All actions and expenses by the lienholder are normally recovered by ~~filing affidavits in the Tax Office showing those expenses.~~ The limits recoverable are set forth in the Tax Sale Law.

BECOME FAMILIAR WITH THE "TAX SALE LAW". IT CAN SAVE YOU MONEY THAT YOU MAY NOT BE ABLE TO RECOVER.

IMPORTANT NOTICE

On June 13, 1996 the Appellate Division of the Superior Court of N.J. rendered an opinion in the case of "Petak vs City of Paterson", reported that a Tax Collector is NOT permitted to remit redemption moneys received unless the holder of the tax sale certificate FIRST delivers the certificate duly endorsed for cancellation.

If a certificate is lost or destroyed, the Collector of Taxes shall issue a duplicate certificate. The fee for the new certificate is \$100.00.

Elements of Tax Sales in New Jersey

New Jersey law requires all 566 municipalities to hold at least one tax sale per year, if the municipality has delinquent property taxes and/or municipal charges. You can obtain information on upcoming tax sales by contacting the tax collector in the municipality in question, or from the web site of the Tax Collectors & Treasurers Association of New Jersey: www.tctnj.org/taxsale.html . More detailed information on the tax sale process in New Jersey can be found at www.njtaxlieninvestor.com*.

In New Jersey, property taxes are a continuous lien on the real estate. Property taxes are due in four installments during the year: February 1, May 1, August 1, and November 1. Delinquency on a property may accrue interest at up to 8 per cent for the first \$1,500 due, and 18 per cent for any amount over \$1,500. If the amount of delinquency on a property exceeds \$10,000 at the end of the municipal fiscal year, the municipality may charge up to a 6 per cent year-end penalty.

At the tax sale, title to the delinquent property itself is not sold. What is sold is a tax sale certificate, a lien on the property. Tax sale certificates can earn interest of up to 18 per cent, depending on the winning percentage bid at the auction. At the auction, bidders bid down the interest rate that will be paid by the owner for continuing interest on the certificate amount. If the interest is bid down to one per cent, then a "premium," is bid starting at \$0 to whenever the bidding stops to obtain the tax sale certificate. ~~The premium is kept on deposit with the municipality for up to five years. If the tax sale certificate is not redeemed, or the property foreclosed upon within the five year period, then the premium escheats to the municipality. No interest accrues on the premium to the benefit of the buyer of the tax sale certificate.~~

The winning bidder is the one who bids the lowest percentage of interest or bids the pays the highest premium. Bidders are urged to make payment arrangements with the Tax Collector in advance of the sale contact the Tax Collector for local payment restrictions before the sale At the close of the sale, the winning bidder must immediately ~~(by cash, cashier's check or wire transfer~~ pay (pursuant to the local restrictions) the municipality the taxes and interest to date; in exchange the municipality will provide the bidder the tax

sale certificate. In order for the winning lien holder to protect their interest in the tax sale certificate, it should be ~~registered~~ recorded in the Deed Room at the County Clerk's Office within 90 days of the sale.

Taxes continue to accrue on the property after the sale of the certificate. Bidders have the option to pay these subsequent taxes; if they are not paid, a tax sale certificate will be sold at the next tax sale. ~~and if sold to another person, the initial winner will lose his rights to foreclose.~~ Any subsequent certificate issued will be paramount to any prior certificate. Subsequent taxes paid by the lien holder earn interest at the rate set by the municipality.

If the certificate is redeemed by the property owner prior to foreclosure, the certificate earns a redemption penalty at the rate of 2, 4, or 6 percent, depending on the amount of the original tax sale certificate, in addition to any interest rate on the certificate.

After two years, a lien holder can begin proceedings in Superior Court to foreclose on the property. If foreclosure is perfected, then the name on the deed is changed to that of the lien holder who can then take possession of the property.

This information is intended only as a short introduction to the tax sale process in New Jersey, and not as investment advice. There is no substitute for learning as much about investing in tax sale certificates from the many sources available, both online and in print. As with all investments, the investor must do his or her due diligence when investing in tax sale certificates. Unlike more "passive" investments, like certificates of deposit, or stocks and bonds, tax sale certificates require "active" follow up and management by the investor. By posting this notice, the State of New Jersey neither recommends nor discourages investment in tax sale certificates, and makes no guarantee of profit or positive result from such investment.

* This information, and the content at www.tctanj.org and www.nitaxlieninvestor.com are private organizations; the Division of Local Government Services makes no assurances or guarantees about the reliability of the information. There are provided here only as a potential source of information and does not and is not intended to serve as legal or investment advice.