REQUIREMENTS FOR POSTING PROPERTY BONDS

1. Certificate from Recorder of Deeds from County where property is located showing whether there are any liens or mortgages against the property.

2. Certificate showing whether there are any judgments pending against the person posting the property bond. (This is usually available from the Prothonotary from the County where the property is located.

   Note: Some counties have neither a Recorder of Deeds or Prothonotary who will issue these certificates, then a Title Search is REQUIRED. If the property is in the name of more than one person, a certificate is required for each person.

3. Proof that the property taxes for the last three years have been paid. (City, County School and/or Borough)

4. Proof of Market Value of the property. This usually will be shown on the tax records, but if the Market Value minus the outstanding mortgage does not produce enough equity to satisfy the bond, then an actual appraisal is required from a licensed appraiser. A letter from a real estate agency or market analysis is NOT sufficient.

5. The original deed or a certified copy of the deed is required.

A Justification of Surety will be prepared by the Clerk's Office which must be signed by all titleholders to the property.