

REAL ESTATE COLLATERAL

Real Estate located in Pennsylvania may be posted as collateral for bail. There is a non-refundable \$250.00 Real Estate Bail Processing Fee. In order to determine if there is enough equity in your property to cover the amount of the bail, follow these steps: A completed Certificate of Opinion of Title and Liens on Real Estate form which must be filled out by an attorney or any abstracting firm. (Attorneys and Abstractors are listed in the telephone directory.) The forms are available in the Clerk of Judicial Records' Office. Begin with the assessed value of the property. (Assessment property value is 100% in Lehigh County.) Subtract any and all encumbrances such as mortgages, liens, judgments, etc. Subtract the amount of \$1,500.00 (amount needed if the property must be sold by the Lehigh County). After you complete these calculations, you will arrive at the equity you can use for bail on the property. If there is enough equity to cover the full amount of the bail, the bond will be prepared by the Clerk of Judicial Records' Office. All persons listed on the deed must sign the bail bond. If any person listed on the deed is deceased, a certified copy of the death certificate must be provided at the time of posting the bail. A photo identification for each person signing is required.

Appraisal of Property -- If equity is insufficient, based on the assessed valuation, an appraisal of the property can be used. An appraisal must be conducted by a Real Estate Agency. The Realtor must prepare a letter and an authorized representative from the real estate agency must sign the letter stating the fair market value of the property. Appraisals can not be completed more than 6 weeks before time of posting bail. Using the appraised value, deduct 10% (for any possible future legal action against the property) and subtract any and all encumbrances such as mortgages, liens, judgments, etc. After these deductions, you will arrive at the equity you can use for bail on the property.

A judgment is then placed on record in the county the property is located and Lehigh County against this property. A judgment in the full amount is entered against each person individually. A filing fee will be collected if your property is in Lehigh County and will be paid to the Civil Division; a minimum of \$94.50 if the property is located in another county. Please check with the Bail Clerk in the Clerk of Judicial Records' Office to determine the appropriate filing fees for the property located in other jurisdictions. These fees will cover the filing and satisfaction of the judgments. Upon final disposition of the case in which you are surety, the judgment will be satisfied. Notice of the satisfaction of judgment will be mailed to you.

**PROPERTY BAIL CANNOT BE PROCESSED AFTER 3:00 P.M OR ON WEEKENDS
AND HOLIDAYS.**

CERTIFICATE OF OPINION OF TITLE AND LIENS ON REAL ESTATE

TO: Clerk of Judicial Records – Criminal Division, Lehigh County

I hereby certify that record of title to real property described as Instrument No. _____
in the Recorder of Deeds' Office of _____ County and known as _____

Is titled in the name(s) of _____

Its assessed value, according to official county records is \$ _____

Its appraised value, according to certified appraisal is \$ _____
(Certified appraisal attached herewith)

There are no mortgages, liens, judgments or other encumbrances shown of record affecting the above premises except:

Encumbrance in favor of:	Original Amount	Current Payoff Amt
_____	\$ _____	\$ _____
_____	\$ _____	\$ _____
_____	\$ _____	\$ _____

(Attach additional sheet if necessary)

I certify that I am covered by Attorney's/Abstractor's Liability Insurance as follows:

Name of Insurance Company: _____

Policy Number: _____

Expiration Date: _____

Date: _____

Signed: _____
Attorney/Abstractor

Print: _____
Attorney/Abstractor

Abstractor Company

Address: _____



AFFIDAVIT OF SURETY (OTHER THAN CASH BAIL)

Case Caption: _____	Docket No: _____
---------------------	------------------

Questions 1-3 are to be answered by all sureties.

The undersigned, above to become Surety in the case cited herein, being duly sworn (or affirmed) deposes and says:

1. I reside at _____, my phone no. is _____, my occupation is _____ and I work for _____
2. I have no undisposed criminal cases against me pending in the Courts of _____ County, except as follows _____
3. I am not Surety on any bond of any kind except as follows:

DATE	AMOUNT	DEFENDANT
_____	_____	_____

Questions 4-9 are to be answered only if real estate is posted as security.

4.

<input type="checkbox"/>	I am /We are the sole owner(s) of	}		
<input type="checkbox"/>	I am /We are joint tenants in			
<input type="checkbox"/>	I am /We are tenant(s) by the entirety in			real estate situated

In the State of _____, in the said County of _____ as follows, viz: a parcel of ground, in size _____, situated at _____ in the Ward, in the Boro. Twp. City of _____ which is improved with the following buildings _____ (All other joint tenants or tenants by the entirety must co-sign this affidavit and state their addresses at the bottom of this page or on an attachment hereto).

5. The said property was obtained by me by Deed Will from _____

6. The Deed Will is dated _____ and is recorded in the office of the Recorder of Deeds Register of Wills of _____ County, in the State of _____, Deed Will Book Vol. _____ Page _____, and the title is in my name and my spouse's name. Also a parcel of ground, in size _____, situated at _____ in the _____ Ward, in the Boro Twp. City of _____, State of _____. The said property was obtained by me by Deed Will from _____. The Deed Will is dated _____ and is recorded in Deed Will Book Vol. _____ Page _____ of _____ County, State of _____ and is in my name and my spouse's name

7. There are no mortgages, or other liens or encumbrances of any kind or description, upon the said premises, and there are no judgments against me except as follows:

Mortgages as set forth in the Recorder of Deeds on first property:	_____
Mortgages as set forth in the Recorder of Deeds on second property:	_____
Judgments and Liens:	_____
Real estate taxes have been paid except:	_____
8. The assessed valuation of said premises is: _____
9. No judgment has been entered or action instituted against me upon a forfeited recognizance except _____

I/We agree to pay the fees and costs of the Prothonotary of the Common Pleas Court or the Court of general jurisdiction where in the real estate or property posted as security is located for recording the lien, notifying the Clerk of Courts of the entry of the lien, and for recording of the satisfaction after proceedings have been terminated or surety is otherwise exonerated by the Court.

To be signed by all Sureties:

10. I have read carefully the foregoing affidavit and know that it is true and correct.

(Principal)	SEAL
(Surety)	SEAL
(Witness / Bail Authority)	SEAL
(Co-Surety, if any, Co-joint tenant or Co-tenant by the entirety)	SEAL

CERTIFICATION OF ADDRESS

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF LEHIGH

Deputy

I HEREBY CERTIFY THAT MY PRECISE RESIDENCE IS:

Defendant: _____, ID # _____

I/WE HEREBY CERTIFY THAT MY/OUR PRECISE RESIDENCE IS:

Surety: _____

Surety: _____