

The Corporation of the Township of Bonnechere Valley

Tax Sale by Public Tender

Information Package

Included in this Information Package:

- Part 1: MAP/Description of Lands
- Part 2: Public Tender Procedure
- Part 3: Public Tender Form (Form 7)

For further information, please contact:

Bryan Martin, CAO
Township of Bonnechere Valley
P.O. Box 100, 49 Bonnechere St. E.,
Eganville, ON, K0J 1T0
Tel: 613-628-3101

ATTENTION BIDDERS:

- The Township of Bonnechere Valley makes no representation regarding the title to or any other matters relating to the land to be sold. Responsibility for these matters rests with the potential purchaser.
- The Township of Bonnechere Valley has no obligation to provide vacant possession to the successful purchaser and will not be responsible for delivering keys to the successful purchaser, if applicable.
- The sale of a property may be cancelled at any time prior to registration of the tax sale deed to the successful bidder.
- Please note that H.S.T. may be payable by the successful purchaser.
- **THE MATERIAL IN THIS INFORMATION PACKAGE IS PRESENTED AS GENERAL INFORMATION ONLY. IT IS NOT INTENDED AS LEGAL, FINANCIAL OR REAL ESTATE ADVICE AND MUST NOT BE RELIED ON AS SUCH. YOU SHOULD MAKE YOUR OWN INQUIRIES AND OBTAIN INDEPENDENT PROFESSIONAL ADVICE TAILORED TO YOUR SPECIFIC CIRCUMSTANCES BEFORE MAKING ANY LEGAL, FINANCIAL OR REAL ESTATE DECISIONS.**

PART 1

MAP/DESCRIPTION OF LANDS

Roll No.: 47.38.039.060.27500.0000

Legal Description: PT LT 36 PL 114 WILBERFORCE; PT LT 37 PL 114
WILBERFORCE; PT LT 38 PL 114, WILBERFORCE; PT
LT 43 PL 114 WILBERFORCE AS IN R341229;
TOWNSHIP OF BONNECHERE VALLEY
PIN 57402-0177 (LT)

Municipal Address: 1754 Mill Street
Eganville, Ontario

Minimum Tender Amount: \$24,963.33

PART 2

PUBLIC TENDER PROCEDURE

Read these Instructions Carefully.

TENDERS THAT DO NOT COMPLY WITH THESE PROCEDURES WILL BE REJECTED

Tender Process

1. A tender must be submitted on a Form 7 - PUBLIC TENDER FORM (See Part 3 attached).
2. A tender must be typewritten or legibly handwritten in ink.
3. A tender must be accompanied by a deposit of at least 20 percent of the tender amount.

NOTE: A deposit of 20% must always be rounded off to the higher cent (i.e. if you tender \$5,000.01 (20% of 5,000.01 = \$1,000.002) You will need to provide a minimum deposit of \$1,000.01. 1,000.00 would be less than 20%.

4. The tender deposit shall be payable to The Corporation of the Township of Bonnechere Valley by money order, bank draft or cheque certified by a bank or trust corporation.
5. The tender price shall be equal to or greater than the minimum tender amount shown in the advertisement.
6. A tender shall apply to only one parcel of land and shall not include any term or condition not provided for in the Tax Sales Rules.
7. A tender shall be submitted in a sealed envelope marked on the outside with

“TENDER FOR TAX SALE For (insert short description or municipal address of property sufficient to permit the Treasurer to identify the parcel of land to which the tender relates)”

8. A tender shall be addressed to:

TREASURER OR DEPUTY TREASURER OF THE CORPORATION OF THE TOWNSHIP OF BONNECHERE VALLEY

9. A tender shall be received by the municipality prior to 3:00pm local time on the day of the sale.
10. A sealed envelope will contain only one tender.

11. The municipality makes no representation regarding title to or any other matters relating to the land to be sold. The purchaser is entirely responsible for satisfying him or herself in respect of these matters prior to submitting the tender.

TENDER ACCEPTANCE PROCESS

12. The Treasurer will mark an envelope containing a tender with the time and date on which it was received. Where two or more tenders are equal, the tender submitted first will be the successful tender.
13. A tender may be withdrawn upon written request received by the Treasurer before 3pm local time on the last date for receiving tenders. The envelope containing the withdrawn tender will be opened at the time when all of the sealed envelopes are opened.
14. The Treasurer for the Township of Bonnechere Valley, in the presence of one other person who has not submitted a tender, will open all sealed envelopes containing a tender as soon as possible after 3pm local time on the last date for receiving the tenders.
15. After opening the sealed envelopes, the treasurer will reject those tenders that
 - Are not equal or greater than the minimum tender amount shown in the advertisement;
 - Do not conform to the requirements of the Tax Sale Rules;
 - Have been withdrawn in writing prior to 3pm local time on the last date for receiving tenders
16. The Treasurer will identify the two highest tenders and will return the remaining rejected tenders to the unsuccessful tenderers along with their deposits and a statement indicating why their tender was rejected.
17. If there are no tenders capable of being accepted, the treasurer will declare that there is no successful purchaser.
18. The Treasurer will immediately notify by ordinary mail sent to the address on the tender the person who submitted the highest tender capable of being accepted, advising that person that he/she/it will be declared to be the successful purchaser if, within 14 days of the mailing of the notice, the following amounts are paid by money order, bank draft or certified cheque to the Treasurer of the Township of Bonnechere Valley:
 - The balance of the amount tendered;
 - The applicable land transfer tax;
 - The accumulated taxes meaning the real property taxes that have accumulated with respect to the parcel of land between the first day of advertising of the parcel for sale by public sale and the day a successful purchaser is declared

19. If the person notified above makes all of the required payments, the Treasurer will declare that person to be the successful purchaser.
20. If the person notified above does not make all of the required payments within the required time, the person's tender deposit will be immediately forfeited to the Township of Bonnechere Valley.
21. If the person who submitted the highest tender capable of being accepted fails to purchase the parcel, the Treasurer will notify, by ordinary mail sent to the address on the tender, the person who submitted the second highest tender capable of being accepted, advising that person that he/she/it will be declared to be the successful purchaser if, within 14 days of the mailing of the notice, the following amounts are paid by money order, bank draft or certified cheque to the Treasurer of the Township of Bonnechere Valley:
 - The balance of the amount tendered;
 - The applicable land transfer tax;
 - The accumulated taxes meaning the real property taxes that have accumulated with respect to the parcel of land between the first day of advertising of the parcel for sale by public sale and the day a successful purchaser is declared
22. If the person notified above makes all of the required payments within the required time, the Treasurer will declare that person to be the successful purchaser.
23. If the person notified above does not make all of the required payments within the required time, the person's tender deposit will be immediately forfeited to the Township of Bonnechere Valley.
24. If no tender capable of being accepted is received by the Treasurer or, if a person who has been notified by the Treasurer that they will be declared the successful purchaser, has failed to pay all amounts required within the time required as set out in the notice, the Treasurer will declare that there is no successful purchaser and may register a notice of vesting in the name of The Corporation of the Township of Bonnechere Valley.

FORM 7
TENDER TO PURCHASE
Municipal Act, 2001

To: Name: Bryan Martin
Chief Administrative Officer

Address: Township of Bonnechere Valley
P.O. Box 100, 49 Bonnechere Street East
Eganville, Ontario, K0J 1T0

Telephone: (613) 628-3101

Re: Sale of:

(insert description of land)

**PT LT 36 PL 114 WILBERFORCE; PT LT 37 PL 114 WILBERFORCE; PT LT 38 PL 114 WILBERFORCE; PT LT 43 PL 114 WILBERFORCE AS IN R341229; TOWNSHIP OF BONNECHERE VALLEY
PIN 57402-0177 (LT)**

1. I/we hereby tender to purchase the land described above for the amount of \$..... (.....Dollars) in accordance with the terms and conditions of the *Municipal Act, 2001* and the Municipal Tax Sales Rules.
2. I/we understand that this tender must be received by the Treasurer's office not later than 3:00 p.m. local time on20....., and that in the event of this tender being accepted, I/we shall be notified of its acceptance.
3. I/we enclose a deposit in the form of a certified cheque/bank draft/money order for the sum of \$..... (.....dollars) in favour of **The Corporation of the Township of Bonnechere Valley** representing at least 20% or more of the tendered amount which will be forfeited if I/we are the successful tenderer(s) and I/we do not pay the balance of the tendered amount, any land transfer tax and any accumulated taxes within 14 days of the Treasurer notifying me/us that I/we are the highest tenderer.

This tender is submitted pursuant to the *Municipal Act, 2001* and the Municipal Tax Sales Rules.

Dated atthisday of.....20.....

Name of Tenderer	Name of Tenderer
Address of Tenderer	Address of Tenderer

Instructions for Completion:

- (1) Name/Address/Telephone – Enter the name of the authorized municipal officer this document is directed to. Enter the address and telephone number of the municipality.
- (2) Description – Enter the description of land to which this Tender to Purchase relates as described in the advertisement and relevant documents.
- (3) Amount of Tender – Enter the amount of the tender, first in numeric form and then in written form.
- (4) Last Date for Receiving Tender Form – Enter the last date that the treasurer’s office at the Township of Bonnechere Valley will be receiving tenders.
- (5) Deposit – Enter the amount of the deposit, first in numeric form and then in written form. The Deposit should be payable to The Corporation of the Township of Bonnechere Valley.
- (6) Tender Completion – Enter the place and date at which the tender form is completed.
- (7) Name/Address/Phone Number of Tenderer(s) – Enter the name(s) of person(s) submitting the Tender to Purchase to the Township of Bonnechere Valley. Provide address(es) and phone number(s) where the person(s) submitting the Tender can be reached during business hours (8:30am – 4:30pm, Monday to Friday).
- (8) If the property that you have bid on is cancelled, or if your bid is not the highest or second highest bid, your deposit and this document will be returned to you after all of the envelopes have been opened.