

REAL ESTATE AUCTION OF CITY OF ROME TAX SALE PROPERTIES

The Oneida County Finance Department will hold a public land auction on Thursday, February 26, 2004 at 6:30 p.m. on the tenth floor of the Oneida County Office Building, 800 Park Avenue, Utica, New York. Registration begins at 6:00 p.m. **In conjunction with the County of Oneida, the City of Rome will sell at said auction the parcels within the City of Rome indicated on the list that follows. For more information contact the City of Rome at 339-7644 or visit the Oneida County website at www.co.oneida.ny.us**

1. The City of Rome makes no promises or statements of fact about any parcel that is being offered for sale. No employee or agent of the County of Oneida has any authority to make any promises or representations of any nature concerning any of these parcels. It is the responsibility of each bidder to investigate any and all aspects of the status of each parcel which he or she may desire to purchase **PRIOR TO BIDDING ON THE PARCEL.**
2. The list consists, almost entirely, of vacant lots. You are encouraged to go to the property(ies) you are interested in purchasing and examine them from the sidewalk or street. However, bidders are prohibited from trespassing on the property(ies) or entering any buildings, unless accompanied by a representative from the City of Rome. This restriction also applies to the highest bidder on the property until the quit claim deed transferring ownership to the new owner is recorded in the County Clerk's Office.
3. Tax maps are available for viewing in the City Assessor's Office during normal business hours. The City does not guarantee any depictions contained on said maps, nor does it guarantee any dimensions indicated thereon. The tax maps are representations only and may depict a proposed road or development that may or may not exist. Tax maps are not intended to be used in place of a survey map.
4. All bidders are responsible for complying with any applicable zoning or building regulations, and are encouraged to investigate these issues prior to bidding on any parcel. Bidders are also encouraged to obtain the zoning regulations from the City of Rome Codes Office.
5. No representation is made as to the condition of the title to the parcels to be sold. Title will be conveyed by Quit Claim Deed. The City is not responsible for providing abstracts of title or land surveys, but will make available for inspection any "stub searches" or other documents which are in its possession pertaining to the tax foreclosure or the City's source of title. These can be obtained from the City Treasurer's Office during normal business hours. The parcels are to be sold in "as is" condition and no representations are made by the City as to the existence of any improvements thereon.
6. No representation is made by the City as to the status of any liens or other assessments levied against the property, and the bidders shall assume all responsibility for inquiring with any assessing bodies to determine whether there are any outstanding levies of any nature due thereon. Additional information regarding liens and mortgages affecting the title, if any, can be researched in the County Clerk's Office.
7. All parcels will be conveyed free and clear of any Rome City taxes, water rents and trash fees, and all school taxes if the parcel is located within the Rome City School District. Under an intermunicipal agreement with the County, the properties are also being conveyed free and

clear of any past due county tax liens. However, the buyer will be responsible for the pro-rata portion of the current county, city and school taxes if the bids are ratified and approved.

8. At the time of the auction, the high bidder shall sign a memorandum of sale wherein he or she affirms that he or she is not acting on behalf of the former owner from whom the property was taken for non-payment of taxes. If this provision is violated, the bidder will be liable for any excess of taxes, penalties, interest and administrative costs over the amount of said auction bid. Said amounts will be subject to relevy. The bidder must also certify that there are no delinquent city or school taxes owed to the City of Rome beyond the current year on other properties located in the City of Rome owned by me and/or any corporation or partnership on behalf of which I am bidding. In the event that the City of Rome finds such delinquent city or school taxes outstanding as of the date of the auction, the Board of Estimate will be advised to reject the bid. Bidder hereby understands and acknowledges that in this event, any and all bid deposits will be forfeited to the City of Rome.
9. If the City of Rome accepts the bid, the bidder will be prohibited from selling, deeding, conveying, titling or transferring ownership in any manner whatsoever, to any person or persons who were a former owner or mortgagee of the property within the five years immediately preceding the date on which the property was taken by the City of Rome for non-payment of taxes. If this provision is violated, all deposits made by the successful bidder shall be forfeited to the City of Rome and (a) the conveyance by the City of Rome to the bidder shall become null and void, and (b) the title to the premises shall revert back to the City of Rome. This restriction will be contained in the eventual deed to the premises.
10. There will be a minimum bid of \$100 for each parcel. Each bid is subject to approval by the Board of Estimate and Contract of the City of Rome. The City of Rome reserves the right to refuse or reject any bid. If any bid shall be rejected due to circumstances beyond the control of the high bidder, the bid deposit shall be refunded to the bidder.
11. If the high bid on the property is \$1,000.00 or less, the high bidder will be required to pay the entire purchase price, plus the cost of stamping and recording the deed. The recording fees will be \$111.00 plus the transfer tax. The transfer tax is \$4.00 for every \$1,000 of the transfer price. If the high bid is over \$1,000, the high bidder will be required to deposit 30% of the bid at the time of the auction, with the balance and recording fees due within 30 days thereafter.
12. All bids must be approved by the Board of Estimate and Contract of the City of Rome at a regular or special meeting to be held at a date subsequent to the auction. If the balance of the bid and recording fees is not submitted within the thirty (30) days after the auction, the deposit will be forfeited. Bid offers/deposits held by the City of Rome will not be returned unless the Board rejects the bid through no fault of the bidder. A withdrawal of any offer prior to acceptance or rejection of that offer will cause forfeiture of the deposit(s).
13. Possession of the parcels on the date of title transfer is not guaranteed. If any particular property is occupied by tenants, squatters or trespassers, the purchaser shall be responsible for all costs necessary to oust or evict the occupants and to put the purchaser in possession of the premises.
14. Upon acceptance of the bid offer and upon payment of the balance of the bid price and all applicable recording fees, the City of Rome will convey all its right, title and interest in such

property to the bidder(s) by Quit Claim Deed. There are no warranties or representations regarding the property, its condition, size, location or title. The high bidder(s) will be required to provide his/her/their social security on a TP-584 form that is required in order to record the deed. Photo ID, such as a driver's license, will also be required so that signatures can be notarized.

The City makes no representation as to the condition of the properties concerning environmental problems. Any person placing a bid on a parcel is presumed to have conducted any and all investigations which he or she deems necessary, including but not limited to:

1. Zoning;
2. Subdivision regulations;
3. Sewerage or the presence of any possible toxic or harmful wastes;
4. Water
5. Any and all other matters pertaining to public health; together with any such other matters as the prospective purchaser deems relevant