

Buyer # _____

2010 San Miguel County Tax Lien Sale Buyer Registration Form

All bidders must register in 2010. All bidders must register in the Treasurer's office at 305 W. Colorado Avenue, Suite 105, Telluride, CO **before 9:30 AM** on the date of sale and receive their bidder number. Late registrations will not be allowed.

Important: This Buyer Information will be used in issuing the following:

- 1) Tax Lien Sale Certificates of Purchase
- 2) Redemption Checks
- 3) Treasurer's Tax Deeds

Statutory interest for tax liens sold in 2010 is 10% per annum. Premium bids are at investor's expense, are not included in interest calculations and are not recovered when the tax lien is redeemed.

All successful bids must be paid immediately following the sale and before leaving the courthouse. Acceptable payment methods are by cash, personal check, or cashier's check.

PLEASE PRINT

Buyer Name: _____

2nd Name or Company: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Main Phone: _____

Fax Number/Alternate Phone Number: _____

Social Security Number or Tax ID Number: _____
(Complete W-9 Attached)

By signing below,

- 1) I agree to abide by the Bidding Rules for 2010 Tax Lien Sale, a copy of such Bidding Rules I hereby acknowledge I have received.
- 2) I certify that I am over the age of 18 and that I am not a San Miguel County official, employee or immediate family member or acting as agent of the same.
- 3) I understand that if I do not make payment as required or if my funds do not clear the bank, I will be excluded from future San Miguel County tax lien sales.

Signature _____ Date _____

Printed Name: _____

Buyer # _____

**BIDDING RULES FOR 2010 TAX LIEN SALE
NOVEMBER 29, 2010**

The list of published items which paid after the first publication and that will be excluded from the sale is available from the Treasurer's office prior to the sale.

Procedures:

Sales will be announced only by the item number and total due (opening bid).

Bidding will be stated as "Open" – opening the bid at the total due. Then the bidding will proceed in premium bids.

Total due \$500 or under, minimum \$5.00 premium bid increments.

Total due \$501 or more, minimum \$10.00 premium bid increments.

Note: Premium bids are at the investor's expense, do not accrue interest and are not recovered when the tax lien is redeemed.

Each bidder must clearly and audibly state the total amount of their premium bid. If the premium bid is not stated as the total premium they are offering, the bid will not be accepted. (Example: Bids stated as "and ten" will not be accepted - if previous bid is \$30.00, the next bid must be announced as \$40.00 if bidding in \$10.00 increments, etc.)

If no opening bid is received when the item is announced, it will be re-offered at the end of the tax lien sale. If no bids are received after the 2nd offering, the tax lien will be struck off to the County. Such liens are available for purchase starting the day after the sale and continuing day to day until the liens are sold.

Disclaimers:

Purchase of a tax lien should be considered, first and foremost, as a loan to the property owner at the specified annual rate of interest with the property as collateral for that loan. All redemptions must be made through the Treasurer's office. IT IS NOT WITHIN THE INVESTOR'S PURVIEW TO CONTACT THE PROPERTY OWNER REGARDING THE TAX LIEN OR TO ENCOURAGE THE PROPERTY OWNER TO PAY THE TAX LIEN INVESTER DIRECTLY.

All sales are final. It is the purchaser's responsibility to determine the status of any property offered at tax lien sale. Purchase of a tax lien is done at the purchaser's own risk.

BIDDING RULES FOR 2010 TAX LIEN SALE
NOVEMBER 29, 2010
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Disclaimer (continued)

The Treasurer has attempted to exclude items from sale where they are protected under the Bankruptcy Code. If a lien is wrongfully sold and the County must redeem as “Sold in Error”, the redemption interest will be calculated as set forth in section 39-12-111, Colorado Revised Statute.

Tax liens expire after 15 years from the date of sale. It is the investor’s responsibility to exercise their right to a deed if so desired. You will not receive notice from the Treasurer office that your tax lien is about to expire.

Holders of a tax lien certificate will be allowed to endorse subsequent years’ taxes starting on August 1st of the year the taxes become delinquent. Three years after a tax lien certificate is issued to you, you may apply for a Treasurer’s Deed. Please contact the Treasurer’s office for application forms and procedures.

Be aware that if you do not endorse subsequent year taxes on a certificate you hold and another tax lien is sold, you will not receive redemption funds when a subsequent tax lien holder applies for a deed. Prior tax lien holders do have the right to redeem subsequent tax liens on the property to protect their investment. A prior tax lien holder must pay off subsequent tax lien holders to exercise their right to a deed but Colorado Revised Statutes do not require a subsequent tax lien holder to pay off a prior tax lien holder.

If you have any questions regarding these Bidding Rules for the 2010 Tax Lien Sale, please contact the Treasurer, Janice (Jan) Stout by phone at 970-728-4451 or by email at jans@sanmiguelcounty.org.

Request for Taxpayer Identification Number and Certification

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

Print or type See Specific Instructions on page 2.	Name (as shown on your income tax return)	
	Business name, if different from above	
	Check appropriate box: <input type="checkbox"/> Individual/Sole proprietor <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Limited liability company. Enter the tax classification (D=disregarded entity, C=corporation, P=partnership) ▶ <input type="checkbox"/> Exempt payee <input type="checkbox"/> Other (see instructions) ▶	
	Address (number, street, and apt. or suite no.)	Requester's name and address (optional)
	City, state, and ZIP code	
List account number(s) here (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 your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Social security number
or
Employer identification number

Note. If the account is in more than one name, see the chart on page 4 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).

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 on page 4.

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.

Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income.

Note. If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax on any foreign partners' share of income from such business. Further, in certain cases where a Form W-9 has not been received, a partnership is required to presume that a partner is a foreign person, and pay the withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid withholding on your share of partnership income.

The person who gives Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States is in the following cases:

- The U.S. owner of a disregarded entity and not the entity,