

REAL ESTATE BAIL

See Rule 528

Realty located within the Commonwealth of Pennsylvania is an acceptable form of security provided that the actual net value is at least equal to the amount of the bond. Net value may be computed by subtracting estimated collection costs and encumbrances from 100% assessed value (assessment figure x county factor= 100% assessed value). The posting of real estate bail will require the following documentation (some items require payment of fees) by the surety:

1. **Copy of Deed**- Joint ownership requires all applicable signatures on bond. If owned by a corporation, a resolution with the signatures of all corporate officers and corporate seal stipulating the approval to use the real estate as bail must be submitted. At least one corporate officer must sign the bail form.
2. Sealed certificate from the **Prothonotary** declaring the amount of any existing liens or judgments.
3. Sealed certificate from the **Recorder of Deeds** declaring the amount of any existing equity loans. Amounts will be calculated at face value unless a "certified" statement from the lender declaring a lesser amount is provided.
4. Establish property value by obtaining a copy of the assessed valuation of the property from the **Dauphin County Bureau of Tax Assessment**. A current **common level ratio of assessment factor** provided by the tax assessment office may be utilized to determine the property value. If out of county, the procedure for determining property value based on assessment must be documented by the county and provided by the surety. An appraisal from a **certified appraiser** completed within the past year is acceptable.
5. Certified documentation of the mortgage amount from the mortgage company or satisfied from the **Recorder of Deeds**. Absent any documentation, the full amount of the mortgage will be used to calculate the property equity.
6. Prior to final processing, a lien in the amount of the bail must be perfected by the surety with the **Prothonotary**, or appropriate office in the county where the property is located. A certified copy of such must be filed with the Clerk of Court. Surety shall notify the Clerk of Court upon final disposition and is responsible for processing the satisfaction. Surety is responsible for **ALL** costs. Liabilities are deducted from the property value to determine the amount that can be applied to bail.

NOTE: Bail and related documents involving real estate may require the approval of the court, district attorney, clerk of court, or solicitor. **PERSONAL CHECKS NOT ACCEPTED.**

You will be unable to post bail for an individual if you fail to provide to this office any of the above documentation.