

Know Your Risks

Property Tax
Procedures
Vary by State

In New Jersey:

- All 566 municipalities are required to hold at least **one tax sale per year**
- Property taxes are a **continuous lien on the real estate**
- Property taxes are due in **four installments:** 2/1, 5/1, 8/1 and 11/1
- **Interest may accrue** on delinquencies at a rate of 8% for the first \$1,500 and 18% over \$1500; 6% year-end penalty for amounts over \$10,000 may be assessed
- **Leins** may be sold **on utilities** such as water, sewer, electric and trash collection or any other delinquent municipal charge
- **Foreclosure** proceedings can be initiated on liens **after 2 years** by the lien holder
- Once foreclosure is complete, **the lien holder can take possession of the property!**

*Know the facts,
be prepared
BEFORE
your investment
is jeopardized!*



Priority Search Services LLC

Personal Service. Dependable Results.

*For more information
on our services & pricing
contact our office at:*

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MUNICIPAL
TAX
ASSESSMENT
& UTILITY
REPORTING
SERVICE

from

**Priority
Search
Services**



PriorityTrac
LIFE OF LOAN TRACKING

Protect Your Mortgage Loan Portfolio

Priority Search Services, LLC is a New Jersey based municipal tax, assessment, utility and flood reporting firm serving ALL 566 municipalities throughout the state with on-site examination of municipal records. We offer direct contact with our customer service representatives, one on one management at all levels and 24/7 online access.

Experience
Local Knowledge
Accuracy
Commitment

Designed for today's turbulent real estate market, PriorityTrac alerts you to properties that may be subject to a lien sale for delinquent real estate taxes, assessment or utility charges. Reports can be customized to meet your company's needs. You decide how often and which charges you would like verified.

Report Options

Basic: Verification of real estate tax payment and/or delinquencies.

Full: Verification of real estate tax, assessment and utility payments and/or delinquencies.

Frequency:

- Annually
- Semi-annually
- Quarterly



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Minimize Your Risk With a Company You Can Trust

Protect your portfolio by identifying delinquent municipal utility, assessment and miscellaneous charges PRIOR to a lien sale. For more information on our services and pricing, contact our office at 732-741-5080 or email us at: prioritytrac@prioritysearchservices.com

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