

DELINQUENT TAX INSTALLMENT AGREEMENT

This agreement made the _____ day of _____, _____ by and between the County of Wyoming, organized under the laws of the State of New York and having offices at 143 N. Main Street, Warsaw, NY 14569 and

_____ Name of owner

_____ Name of owner

_____ Address of tax bill

WHEREAS, said real property is subject to liens for real property taxes, and

WHEREAS, the owner of the real property is desirous of entering into an installment payment agreement to repay the delinquent property taxes, and

WHEREAS, _____ is the owner of real property located within the County of Wyoming,

Tax Map SWIS _____ Parcel ID# _____

WITNESSETH:

1) TERMS:

- a) The maximum term for such agreement shall be twenty-four (24) months from implementation of the tax lien when unpaid tax rolls are returned to the County Treasurer by the Town Tax Collector. Agreements not completed within this period may be subject to Article 11 Petition and Notice of Foreclosure proceedings.
- b) There shall be no penalty for the prepayment of the entire outstanding balance of the installment payment agreement, and unearned interest shall be deducted from the balance then due Wyoming County.

2) DOWNPAYMENT: A down payment of _____ which is equal to 25% of the eligible delinquent tax and is due and payable upon the execution of this agreement.

3) INSTALLMENT PAYMENTS: The balance due quarterly and owing after the down payment is _____, plus interest at the statutory rate of 12% per annum and is due and payable in _____ installments of _____ until paid in full. Each installment payment is due by the last day of the month in which it is to be paid as shown in the installment payment schedule.

25% down due by:

- First quarter – June 30
- Second quarter – September 30
- Third quarter – December 31
- Fourth quarter – March 31

If an installment is not paid by the 15th calendar day after the payment due date, a penalty charge equal to 5% of the overdue payment is added to the monthly installment and is immediately due.

- 4) **DEFAULT:** You are in default on this agreement if any of the following occurs:
- a) Non-payment of any installment within thirty days from the payment due date; _____
initials
 - b) Non-payment of any tax, special advalorem levy or special assessment which is billed to you after you sign this agreement, by the tax district and which remains unpaid after the last day for the collection of taxes by the respective tax collector; _____
initials
 - c) Contract is signed by someone not authorized by owner _____
initials

In the event of default, the County has the right to demand the entire unpaid balance, with interest and late charges, to be paid in full. The County also has the right to enforce the collection of the delinquent tax lien pursuant to the applicable sections of the Real Property Tax Law.

Upon default by the property owner, the County's failure to declare the entire balance due and owing or to commence foreclosure proceedings shall not constitute a waiver of the right to do so. A defaulted contract will also prevent the property owner from entering into another contract in the future.

- 5) **TAX LIENS:** This agreement will not affect the lien against the real property except that the lien shall be reduced by the payments made under this agreement. The County agrees that the lien shall be reduced by the payments made under this agreement. The County agrees that the lien shall not be foreclosed during the term of this agreement provided that you are not in default as set forth in section 4.
- 6) **MODIFICATIONS:** This agreement shall not be modified except in writing by an instrument executed by all parties.
- 7) **PAYING YOUR INSTALLMENTS:** Make checks payable to the Wyoming County Treasurer. Your PARCEL ID Number as it appears on the front of this agreement should be written on the front of your check to insure timely credit to your account.
To avoid late charges and penalties payments MUST be received by the due date. Payments made by mail will be posted to your account according to the post mark date on your envelope. Late charges and penalties, if applicable, will be imposed and collected at the time your payment is posted and will reduce the amount of your monthly payment applied to your outstanding principal balance.
Paying off your account You may pay off your account at any time. Your pay off balance will include the remaining unpaid principal; late charges and penalties, if applicable; interest calculated to the end of the month in which the pay off occurs, and other charges, i.e.: Returned Check Fees. You must call the Wyoming County Treasurer' Office at (585) 786-8812 to request an accurate balance and payoff balance.

Owner(s) Signature |

Owner(s) Signature

Owner(s) Phone Number