

**AFFIDAVIT FOR SURETY BOND PURSUANT TO KRS 426.705
FOR JEFFERSON CO. COMMISSIONER'S SALES**
BOND TYPE (SELECT ONE):

_____ **CONTINUING USE BOND:** Requires a **minimum of \$200,000.00** in available assets.

This bond can be used for the purchase of multiple properties at multiple sales.

_____ **SINGLE USE BOND:** Requires a **minimum of \$10,000.00** in available assets. Only for the single purchase of one property.

APPLICANT TYPE (SELECT ONE):

_____ **INDIVIDUAL - NAME:** _____

EMAIL ADDRESS: _____

PHONE NUMBER(S): _____

STREET ADDRESS: _____

_____ Applicant **must** be a resident of the Commonwealth of Kentucky.

_____ Applicant **must submit** a copy of their Kentucky Driver's License/or other US Govt. ID issued photo ID with the bond application.

_____ **BUSINESS ENTITY - NAME:** _____

EMAIL ADDRESS: _____

PHONE NUMBER(S): _____

STREET ADDRESS: _____

_____ Applicant **must** be a business entity registered to do business in Kentucky.

_____ Applicant **must submit** a copy of their Kentucky Driver's License/or other US Govt. issued photo ID with the bond application.

_____ **KSOS Printout** for named business entity that indicates good standing.

_____ A **Resolution** from business entity authorizing the bond application, signed and dated no more than 30 days prior to application, that includes the names of all Managing Members.

NOTE: A new **Resolution must** be presented at sale for the purchase of property.

NOTE: Business Entities **must be represented by legal counsel after the sale.**

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PERMITTED COLLATERAL FOR SURETY BOND:

- You can **only** pledge assets that are **owned by/in the name** of the Applicant as Surety.
 - You **cannot co-mingle assets** of an individual with the assets of a business entity.
 - You **cannot** pledge the assets of a **non-applicant**.
 - Partial interests in jointly owned property are **not** permitted.
 - Private appraisals or assessments for real property are **not** permitted.
- **FINANCIAL ACCOUNTS** - Financial institutions **must be located** within the Commonwealth of Kentucky. **Only** checking, savings, money market, and non-retirement investment accounts permitted.
- **REAL PROPERTY:** Real estate **must be located** within **JEFFERSON COUNTY, KENTUCKY**, AND a **maximum of 3 (three)** properties (each with separate tax id and street address) permitted.

FINANCIAL ACCOUNTS: Surety **must submit** the following for each account:

- _____ 1) The name of the account holder;
- _____ 2) The name of the financial institution and the city where located within KY;
- _____ 3) The account type; and
- _____ 4) Copy of the most recent account statement (no more than 30 days prior to application) indicating the account balance.

NOTE: Letters of account from the financial institution are not permitted.

Financial Institution Name: _____ Location: _____

Account Description: _____ Account Value:\$ _____

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Account Description: _____ Account Value:\$ _____

REAL PROPERTY: Surety **must submit** the following for each property. **Max. (3) properties:**

- _____ 1) Copy of the recorded deed (do not submit originals);
- _____ 2) Printout from JEFFERSON CO. PVA (Property Valuation Administrator);
- _____ 3) Copy of the most recent mortgage account statement (no more than 30 days prior to application) with payoff; and
- _____ 4) Copy of the account information for any home equity loan/open-end mortgage, even if the outstanding balance is zero (\$0).

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Property 1) Address: _____, Jefferson Co., KY

Jefferson Co. PVA value \$ _____ ; and subject to mortgage lien in favor of _____, in the amount of \$ _____; and Equity/Open-End line in favor of _____ for \$ _____ max.

Property 2) Address: _____, Jefferson Co., KY

Jefferson Co. PVA value \$ _____ ; and subject to mortgage lien in favor of _____, in the amount of \$ _____; and Equity/Open-End line in favor of _____ for \$ _____ max.

Property 3) Address: _____, Jefferson Co., KY

Jefferson Co. PVA value \$ _____ ; and subject to mortgage lien in favor of _____, in the amount of \$ _____; and Equity/Open-End line in favor of _____ for \$ _____ max.

AUTHORIZED BIDDERS FOR SURETY:

The bonded Surety can name an individual as an authorized bidder to appear and bid on behalf of the Surety. If a successful bid is accepted at sale, the Surety is the Purchaser, the Surety is liable as the Purchaser, and this may include enforcement by notice and motion as provided in CR 5 and KRS 451.180 in the event of default:

Authorized Bidder(s): _____

ALL APPLICANTS MUST ACKNOWLEDGE & CONSENT = READ AND CHECK ALL

- _____ Applicant is submitting **ALL requested information and required copies and** attests to the **accuracy of ALL information** submitted.
- _____ Applicant affirms that **NO delinquent tax liens, civil penalty liens, or other property liens assessed and due remain unpaid to Louisville/Jefferson County Metro Government.**
- _____ Applicant understands that they are **binding themselves and their property and** they agree to be liable for the **full satisfaction of any successful bid** at sale.
- _____ Applicant understands that if an **Assignment of Bid** is tendered for a purchase, the surety **remains liable** for the full satisfaction **until the Purchaser's Assignee has met all the Master Commissioner's requirements** for completing the sale.
- _____ Applicant understands the **Sale Pay In Voucher must be completed and delivered** with the final sale bid **pay in** to the Master Commissioner's office.

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- _____ Applicant acknowledges **ALL funds tendered to the Commissioner's office** shall be remitted by the surety, and the surety **cannot present funds of another individual or business entity**.
- _____ Applicant understands all information provided shall be independently verified by the Master Commissioner, including a review of **public records and the Kentucky and Federal Court records** pertaining to the surety applicant.
- _____ Applicant understands that approved bonds are **only good for one year** from the date of issuance, and the Master Commissioner has the **discretion to deny issuing and bond and has the discretion to revoke an existing bond**.
- _____ Applicant understands the courtesy of a bond shall be **permanently revoked in the event of default** on a sale bid, and the Master Commissioner **may present the bond for execution**.
- _____ Applicant understands that judicial sales are **BUYER BEWARE**, the property is sold free of interest and/or liens **ONLY OF THE PARTIES** to the action, and the is **NO WARRANTY OF TITLE** from the Plaintiff, Circuit Court or Master Commissioner.

IMPORTANT: ***APPLICANT(S) MUST SIGN IN THE PRESENCE OF A NOTARY PUBLIC
ELECTRONIC SIGNATURES AND NOTARIES ARE NOT PERMITTED.***

SIGNATURE of Applicant

Title: _____
If Applicant is a **BUSINESS ENTITY**

COMMONWEALTH OF KENTUCKY)
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 202____,

by _____ . My Commission Expires: _____
PRINTED NAME of Applicant

NOTARY PUBLIC STATE AT LARGE, KENTUCKY
NOTARY ID: _____

SIGNATURE of Applicant

Title: _____
If Applicant is a **BUSINESS ENTITY**

COMMONWEALTH OF KENTUCKY)
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 202____,

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(EFFECTIVE 12/22/2025)