

**IN THE UNITED STATES DISTRICT COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

**BAIL BOND SECURED BY PROPERTY OR REAL ESTATE BAIL**

1. The deed to the property must be presented and all titled owners must sign the bail bond and affidavit of surety.
2. Proof of equity is required and if the real estate or property is located in Philadelphia a bail certificate issued by the City Controller's Office must be presented. If real estate or property located outside the City of Philadelphia is posted as security the following are required unless otherwise ordered by the Court:
  - (a) An appraisal by a qualified real estate appraiser located in the area.
  - (b) A copy of the settlement sheet evidencing the assessed valuation of the premises, if the property has been purchased within three years.
  - (c) A lien search statement by a title company.
  - (d) The latest receipt for taxes paid.
3. The justification of surety affidavit attached to the bail bond must be completed.
4. The deed is returned to surety unless special circumstances require that it be held by the Clerk during the pendency of the case.
5. A bail bond secured by real estate or property is entered as an outstanding encumbrance against the real estate or property posted as security in the judgment index of the Clerk of the United States District Court for the Eastern District of Pennsylvania.
6. Counsel for defendant or surety is required to file a certified copy of the bail bond with the Recorder of Deeds and the Prothonotary of the Court of Common Pleas or Court of general jurisdiction of the county wherein the real estate or property which is posted as security is located. The filing of a certified copy of the bail bond with the Prothonotary enters judgment by confession and records the bail bond as an outstanding encumbrance against the real estate or property during the pendency of the case or until exoneration of surety by the United States District Court.

Within ten (10) business days counsel for the defendant or surety is required to return to the Clerk's office time-stamped copies of the local filings together with a verification that this requirement has been satisfied. A copy of the verification is to be served upon the Assistant U.S. Attorney assigned to the case.
7. The certified copy of the bail bond filed with the Prothonotary must be accompanied by a form of notice to defendant of entry of judgment and properly stamped envelopes addressed to the defendant and Clerk of the United States District Court for the Eastern District of Pennsylvania.
8. Upon termination of proceedings or upon entry of an Order exonerating surety in the United States District Court counsel for defendant or surety is required to file a certified copy of the judgment of the United States District Court or a certified copy of an Order exonerating surety with the Recorder of Deeds and the Prothonotary of the Court of the county where the bail bond is recorded as an outstanding encumbrance against the property posted as security.

**JUSTIFICATION OF SURETY REAL ESTATE OR PROPERTY BAIL**

**AFFIDAVIT**

The undersigned, about to become Surety in the case cited herein, being duly sworn (or affirmed) deposes and says:

1. (I/We) reside at \_\_\_\_\_ .

2. (I/We) have no undisposed of criminal cases against me (us) pending in any Court, except as

follows: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ .

3. (I am/ We are) free from any trust,

\_\_\_\_\_ the sole owner(s) of \_\_\_\_\_ )

\_\_\_\_\_ joint tenant(s) in \_\_\_\_\_ )

\_\_\_\_\_ tenant(s) by the entirety in \_\_\_\_\_ ) \_\_\_\_\_,  
(address of property)

real estate situated in the said County of \_\_\_\_\_ ,

as follows, viz.: a parcel of ground in size \_\_\_\_\_

\_\_\_\_\_ , situated at \_\_\_\_\_

\_\_\_\_\_ , in the \_\_\_\_\_ Ward,

in the \_\_\_\_\_ Boro, \_\_\_\_\_ Twp., \_\_\_\_\_ City of \_\_\_\_\_ ,

which is improved with the following buildings: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ .  
(all other joint tenants or tenants by the entirety must co-sign this bond and state their addresses on the last page of this form or on an attachment hereto.)

4. The said property was obtained by \_\_\_\_\_ Deed \_\_\_\_\_ Will.

5. The \_\_\_\_\_ Deed \_\_\_\_\_ Will is dated \_\_\_\_\_ , any is recorded in the office

of the \_\_\_\_\_ Recorder of Deeds \_\_\_\_\_ Register of Wills, of \_\_\_\_\_ County, \_\_\_\_\_

Deed \_\_\_\_\_ Will Book, Vol. \_\_\_\_\_ , Page \_\_\_\_\_ , and the title is in \_\_\_\_\_

my name \_\_\_\_\_ and my spouse's name \_\_\_\_\_

Also, a parcel of ground, in size \_\_\_\_\_ ,  
situated at \_\_\_\_\_ ,  
in the \_\_\_\_\_ Ward, in the \_\_\_\_\_ Boro, \_\_\_\_\_ Twp. \_\_\_\_\_ City of \_\_\_\_\_

which is improved with the following buildings: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ .

The said property was obtained by me by \_\_\_\_\_ Deed \_\_\_\_\_ Will. The  
\_\_\_\_\_ Deed \_\_\_\_\_ Will is dated \_\_\_\_\_ and is recorded in  
\_\_\_\_\_ Deed \_\_\_\_\_ Will book, Vol. \_\_\_\_\_ , Page \_\_\_\_\_ of  
\_\_\_\_\_ County, and is in \_\_\_\_\_ my name \_\_\_\_\_  
and my spouse's name.

6. I am not Surety on any kind except as follows:

<b>Date</b>	<b>Amount</b>	<b>Defendant</b>
_____	_____	_____
_____	_____	_____
_____	_____	_____

7. (I am /We are) not surety, guarantor, nor indorser for anyone, except as follows : \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. There are no mortgages, or other liens or encumbrances of any kind or description, upon the  
said premises, and there are no judgments against me, except as follows: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Mortgages as set forth in the Recorder of Deeds on first property

Mortgages as set forth in the Recorder of Deeds on second property

Judgements and Liens \_\_\_\_\_

Real estate taxes have been paid except: \_\_\_\_\_  
\_\_\_\_\_

9. The assessed valuation of said premises is \_\_\_\_\_.
10. No judgment has been entered or action instituted against me upon a forfeited recognizance except: \_\_\_\_\_.
11. There are no negotiations pending for the sale of any part of the said real estate or property; that there are no foreclosure proceedings now pending against me or the real estate or property herein described; that I have not acquired, taken, or received, the title to the said real estate or property, or any part thereof, with any design or intention to make any false, fraudulent, or deceptive showing of my sufficiency as surety in this behalf or otherwise than in good faith, but with the intention of holding and using the said real estate and property as my own.
12. I (we) promise not to transfer or encumber said property until final disposition of this case and exoneration of the subject bond.
13. I (we) further state that I (we) have read the bond of the defendant named above to which this affidavit is attached and made a part of, and I (we) acknowledge that I (we) and my (our) personal representatives are bound, jointly and severally with the defendant and any other sureties, to pay to the United States of America the bond amount specified in the event the bond is forfeited.
14. And further in accordance with law, we do hereby empower any attorney of any court of record within the United States District Court for the Eastern District of Pennsylvania or elsewhere to appear for us at any time, and with or without declarations filed, and whether or not the said obligation be in default, to confess judgment against us, and in favor of the United States of America for use of the aforesaid government, for the above sum and costs, with release of all errors, without stay of execution, and inquisition on and extension upon any levy or real estate is hereby waived, and condemnation agreed to, and the exemption of personal property from levy and sale on any execution hereon is also hereby expressly waived, and no benefit of exemption is claimed under and by virtue of any exemption law now in force or which may be passed hereafter. And for so doing this shall be sufficient warrant. A copy of this bond and warrant being filed in said action, it shall not be necessary to file the original as a warrant of attorney, any law or rule of the Court to the contrary, notwithstanding.
15. I (we) agree to pay the fees and costs of the Prothonotary of the Common Pleas Court or the Court of general jurisdiction wherein the real estate or property posted as security is located for recording the lien, notifying the Clerk of the United States Court for the Eastern District of Pennsylvania of the entry of the lien, and for recording of the satisfaction after proceedings have been terminated or surety is otherwise exonerated by the United States District Court.
16. I (we) have read carefully the foregoing affidavit and know that it is true and correct.

\_\_\_\_\_(Seal) \_\_\_\_\_  
 (Surety) Address

\_\_\_\_\_(Seal) \_\_\_\_\_  
 (Surety) Address

\_\_\_\_\_(Seal) \_\_\_\_\_  
 (Co-Surety\*) Address

Sworn (affirmed) and subscribed before me this  
 \_\_\_\_\_ day of \_\_\_\_\_,  
 \_\_\_\_\_

\*Co-Surety, if any, co-joint tenant or co-tenant by the entirety