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**State of Maine  
REAL ESTATE TRANSFER TAX  
AFFIDAVIT FOR ASSIGNED RIGHTS  
TO A FORECLOSED PROPERTY**

For Registry Use Only

This form must be used for the assignment of rights in connection with a title to a foreclosed property.  
Do not use this form for transfers of real property by deed.  
FILE THIS RETURN WITH THE COUNTY REGISTRY OF DEEDS. 36 M.R.S. § 4641-B

**1. ASSIGNOR**

Name: Federal ID Number:

Address:

City: State: ZIP: Country:

**2. ASSIGNEE**

Name: Federal ID Number:

Address:

City: State: ZIP: Country:

**3. Address of property being assigned in connection with a title to a foreclosed property:**

Address: Date of Transfer:

City: State: ZIP:

**Preparer of this document**

Name: Firm:

Address: Phone: FAX:

City: State: ZIP: Country:



**4. REAL PROPERTY VALUES:** (Attach extra sheet as necessary - see instructions)

Municipality:		Source:	4a.Value:	<b>.00</b>
Map:	Lot:			
Municipality:		Source:	4b.Value:	<b>.00</b>
Map:	Lot:			
Municipality:		Source:	4c.Value:	<b>.00</b>
Map:	Lot:			
Municipality:		Source:	4d.Value:	<b>.00</b>
Map:	Lot:			
Municipality:		Source:	4e.Value:	<b>.00</b>
Map:	Lot:			
			4f. Total:	<b>.00</b>

**WARNING TO BUYER:** If the property is classified as Farmland, Open Space or Tree Growth, a substantial financial penalty could be triggered by development, subdivision, partition, or change in use of property..... Classified: Not Classified:

**5. EXEMPTION:** Yes: No:

If you checked "Yes" above then please enter the code associated with your exemption. Codes can be found in the instructions included with this form.

Exemption Code:

**6. DECLARATION(S) UNDER THE PENALTIES OF PERJURY.** I declare that I have examined this return/report/document and (if applicable) accompanying schedules and statements and to the best of my knowledge and belief they are true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.

**Assignor/Agent**

**Assignee/Agent**

Signature: \_\_\_\_\_ Signature: \_\_\_\_\_

Name (print): \_\_\_\_\_ Name (print): \_\_\_\_\_

Date: \_\_\_\_\_ Phone: \_\_\_\_\_ Date: \_\_\_\_\_ Phone: \_\_\_\_\_

## General Instructions

For an assignment of rights, a separate form must be filed for each county where subject property is located.

A person assigning rights in a foreclosed property (assignor) must report that assignment to the registry of deeds in the county where the property is located. The real estate transfer tax (36 M.R.S. chapter 711-A) must be paid within 30 days of the assignment. If the assignment is not properly reported or the tax is not paid, the assignor and assignee are both liable for the full amount of tax due, including penalty and interest. When the assignor fails to submit a completed return, the assignee may submit a return and pay their portion of the tax due, thereby releasing the assignee's liability for the assignor portion of tax due.

### Definitions

**Assignor:** For purposes of this form, an assignor is a person assigning rights in, or connected with, title to foreclosed real property for which a deed is not given, including rights as high bidder at a public sale pursuant to 14 M.R.S. § 6323.

**Value:** means market value, i.e. the amount in cash that could reasonably be expected to be paid by an informed buyer to an informed seller for a property, each acting without compulsion in an arm's-length transaction.

## Specific Instructions

**Sections 1 (Assignor) and 2 (Assignee):** Enter the full name, mailing address, and federal EIN of assignor and assignee. In the case of multiple assignees, attach a schedule with the names and addresses of all assignees.

**Section 3: Address of subject property.** Enter the address and the date of assignment of the subject property. Enter the name, address, phone and fax numbers of the person preparing this return. If more than one property is involved, attach a schedule including information for all properties.

**Section 4: Real property value.** Enter the municipality or township, parcel map and lot or other physical description, and the value of the subject property. Enter the appropriate letter in the space provided showing the source of value information. C = Consideration, P = Purchase Price Allocation, A = Appraisal & O = Other. Check the box labeled "classified" if the property is enrolled in the Farmland, Open Space, or Tree Growth program and subject to penalty on withdrawal from classification under current use valuation tax laws. If more than one property is involved, attach schedules including information for all properties.

**Section 5: Exemption.** If this assignment is exempt from transfer tax, explain the basis for the exemption in detail. Attach additional sheets as necessary. 36 M.R.S. § 4641-C.

**Section 6: Affirmation.** The assignor and assignee or their authorized agents must complete and sign this form stating that the information contained is a true and correct report of this transaction.

For further information call Property Tax Division of Maine Revenue Services (207) 624-5600.