

NO. _____

CIRCUIT COURT
DIVISION _____

PLAINTIFF

v.

ENTRY OF APPEARANCE
AND NOTICE OF RIGHTS
UNDER THE PROTECTING TENANTS IN FORECLOSURE ACT

DEFENDANT

Comes _____ to file an Entry of Appearance and assert the rights provided to tenants under the Protecting Tenants in Foreclosure Act (“PTFA”).

1. Please send a copy of all future pleadings to:

2. The undersigned states that s/he is a bona fide renter under the PTFA. S/he is not related to the landlord, the rental agreement was an arms-length transaction, and s/he pays fair market value for the property (or the rent is subsidized by a federal/state/local agency).
3. Because undersigned is a bona fide renter, any subsequent purchaser of the property should take title subject to the rights provided to tenants in the PTFA. This means that a subsequent purchaser must provide the renter with ninety (90) days notice to vacate to the renter following the issuance of a Commissioner’s Deed after a sale. Additionally, to the extent there is a lease that endures longer than the contemplated ninety (90) days, the undersigned asserts her/his right to have that lease honored by a subsequent purchaser unless that purchaser intends to occupy the premises as a primary residence.

4. The undersigned respectfully requests that the Master Commissioner provide notice of the undersigned's rights to potential purchasers at the auction of the subject property.

Respectfully submitted,

Printed name: _____

CERTIFICATE OF SERVICE

The above signature certifies that a copy of this Entry of Appearance and Notice of Rights was mailed, postage prepaid to the following people on this date: _____.

Name	Address	City	State	Zip