

## Quick Guide to Tax Lien Investing:

1. Take our Tax Lien Investing course for full breakdown and steps. Familiarize yourself with the auction process and understand your desired county auction times, location and rather your state allows for redeemable deeds. All of this listed in the course.
2. Decide what county you would like to invest in and pull the auction list. There are over 3,000 counties nationwide and the rules ma differ.
3. Perform your Due Diligence on properties you are interested in: research title and liens against property through a title company or attorney. Check the neighborhood, interior of property, check zoning and environmental laws. Be careful with viewing properties it is against the law to go inside most properties as some may still be occupied.
4. Register at the local county clerk BEFORE the auction date.
5. Show up on time and obtain your bidder's number.

6. Attend auction and bid on desired property.

7. Pay amount owed and get tax lien certificate.

8. Receive payments from owner and hold onto certificate for the required redemption period. Redemption period can be anywhere between 30 days to 3 years.

9. If owner fails to pay full amount owed plus due interest, and attorney fees. Contact the county clerk in which you purchased tax lien and one of two things will happen.

-You are issued a tax deed and now obtain ownership in the property. If this happens be sure to perform a quiet title so that the title is cleared before you take ownership. You will also have to evict the homeowners if they are still occupying the property.

-The county initiates foreclosure itself and sends property to a deed auction.

10. Decide what you want to do with the property.

-keep as a rental

-sale as is

-renovate and sale

