

Owner Occupied Payment Agreement (OOPA) Tangled Title Supplement



自住房纳税协议

错综复杂产权补充表

注：请用英文填写表格

You should complete this form if your name is not on the deed to the home you live in, but you have a legal interest in the property.

如果您的名字不在您住房的房契上，但您享有该房产的合法权益，您需要填写此表。

You must submit supporting documentation with this form. Please see the other side of this sheet for more details.

您必须将证明文件同此表一并提交。需要更多细节请浏览此表另一面。

Affirmation of ownership interest

所有权权益确认

I, _____, hereby make the following statements of fact subject to the penalties of 18 Pa.C.S. § 4909 relating to unsworn falsification to authorities, that to the best of my knowledge, information, and belief:

本人, _____, 在此声明, 本人就本人一切所知, 所悉, 所信做出如下声明, 且其受到 18 Pa.C.S. § 4909(关于以未宣誓的伪造欺骗当局) 条款约束。

1. I currently reside at _____, Philadelphia, Pennsylvania ("the property").

本人目前居住在 _____ 费城, 宾州 ("住址")

2. I have resided at this address for _____ years and _____ months.

本人已在此地址住了 _____ 年又 _____ 月。

I have not moved or maintained a primary residence at any other address during this timeframe.

在此期间本人没有搬至或以其他地址作为本人的主要住所。

3. I have an ownership interest in the property because (check any that apply):

本人享有此处房产的所有权权益因为 (勾选任意适用项) :

<input type="checkbox"/>	<p>I inherited the property from (name of previous property owner): 本人从: _____ (前业主名字) 处继承了该房产。</p> <p>Their relationship to me is: 他们和本人的关系是: _____</p> <p>I inherited the property in this month and year (usually when the owner on the current deed died): 本人于今年此月继承了该房产: _____ (通常是当房契上的业主去世时)</p>
<input type="checkbox"/>	<p>I purchased the property from (name of previous property owner): 本人从: _____ (前房主名字) 处购得了此房产。</p> <p>This purchase was through a rent-to-own agreement in this month and year: 本人通过先租后买协议于今年此月: _____ 购得了该房产。</p>
<input type="checkbox"/>	<p>I have some other ownership claim which I describe further here: 本人还有其他的房屋产权请求, 详述如下: _____</p>

Signature

签名

I intend to take all reasonable efforts to obtain a deed to the property within the next 3 years.

本人打算在接下来的三年里尽一切合理努力取得该房契。

I have attached supporting documentation (see the other side of this form for more information)

本人已经附加了证明文件 (更多信息请浏览此表另一面)

I declare that I have examined all the information on this form, and on any accompanying statements or forms, and it is true and correct to the best of my knowledge, information and belief.

本人声明, 本人已检查过此表以及其他任何附属声明或表格上的所有信息, 并保证就本人一切所知, 所悉, 所信而言, 它们皆真实且正确。

Signature 签名 _____

Date 日期 _____

Attach completed form and documentation to your OOPA Application

将完整填写的表格和文件与您的 OOPA 申请放在一起。

Contact (215) 686-6442 with questions about this form.

对此表有疑问请联络 (215) 686-6442

Owner Occupied Payment Agreement (OOPA) Tangled Title Supplement—Required Documentation



自住房产纳税协议

注：请用英文填写表格

错综复杂产权补充表-所需文件

Document Check List 文件核对表

如果您的名字不在您房产的房契上，但您确信自己享有该房所有权权益，您必须提交下列文件的其中之一。

您可以提交下列文件中的多项以证明您的所有权权益。比如，如果您的母亲与该房业主签署了先租后买协议后您的母亲去世了，您可以提供证明先租后买协议的文件，以及证明您与您母亲亲属关系的文件。

- Proof showing that you lived in the property at least 14 years ago.
证据显示至少 14 年前您居住在该房。
If you were the owner listed on the deed but a fraudulent deed was recorded taking title out of your name:
如果您以前是房契上的业主但在记录显示有一份假房契盗取了您名下的所有权。
- A police report that you have filed for the fraudulent deed ("property theft"), or
您已提交的假房契报案证明 ("房产盗窃")，或
 - Proof of court action (e.g., a "complaint") that has been filed in court to get rid of the fraudulent deed.
为处理假房契，已向法院提起诉讼的法院诉讼证明 (例如，"诉状")
- If your relative was the owner listed on the deed (the "original owner") but a fraudulent deed was recorded taking title out of the original owner's name:
如果您的亲戚是房契上的业主 ("原业主") 但记录显示有一份假房契盗取了原业主名下的所有权。
The deed where the original owner got title AND the death certificate of the original owner AND documentation from one of the categories listed below (numbers 4 through 10) showing your connection to the original owner, or
原业主拥有所有权的那份房契，以及原业主的死亡证明以及下列类别 (从 4 到 10) 其中之一能证明您与原主关系的文件，或
- A police report that you have filed for the fraudulent deed ("property theft") AND documentation from one of the categories listed below (numbers 4 through 10) showing your connection to the original owner, or
您已提交的假房契报案证明 ("房产盗窃") 以及下列类别 (从 4 到 10) 其中之一能证明您与原主关系的文件，或
 - Proof of court action (e.g., a "complaint") that has been filed in court to get rid of the fraudulent deed.
为摆脱假房契，已在法院提起诉讼的法院诉讼证明 (例如，"诉状")
- A deed that puts title into your name that is notarized, but which has not been recorded at the Recorder of Deeds.
将所有权赋予至您名下并已被公证但还没在房契记录局(Recorder of Deeds)登记的房契。
- A divorce decree, or other family court order, that gives you title to the property.
赋予您该房所有权的离婚判决，或其他家庭法院令。
- Letters Testamentary or Letters of Administration that name you as the executor/administrator of the property owner's estate – either a certified copy or a copy with the Register of Wills' seal on it.
命您为该房业主地产执行人/管理人的遗嘱或行政书-经核证的副本或有遗嘱处盖章的附件。
The property owner's death certificate AND a
该房业主的死亡证明和 (以下文件)
- marriage certificate that shows that you and the property owner were married – either certified copies or copies with the Pennsylvania Department of Health's seal on it.
能证明您与该房业主结婚的婚姻证明-经认证的副本或有宾夕法尼亚卫生局 (Pennsylvania Department of Health) 盖章的副本。
- The property owner's death certificate AND your birth certificate that lists the property owner as your mother or father – either certified copies or copies with the Pennsylvania Department of Health's seal on it.
该房主的死亡证明以及您的出生证明 (其上列有您的母亲或父亲即该房产业主) - 经核证的副本或有宾夕法尼亚卫生局盖章的副本。
- The property owner's will that leaves the property to you AND the property owner's death certificate (the death certificate must be either a certified copy or a copy with the Pennsylvania Department of Health's seal on it). If the property owner's will leaves the property to someone else, and that other person then left a will leaving the property to you, you should provide wills and death certificates for both people.
指明将该房留给您的该房主遗嘱，以及该房产业主的死亡证明 (死亡证明必须是经核证的副本或有宾夕法尼亚卫生局盖章的副本。) 如果该房业主在遗嘱中将该房留给其他人，而那个人又在其遗嘱中将该房留给了您，则您需提供此二人的遗嘱和死亡证明。
- A rent-to-own agreement (AKA lease/purchase agreement or installment land contract) signed by the property owner AND documentation showing that you have made payments to the property owner in at least 3 different months.
由该房主签署的先租后买协议 (又称租赁/购买协议或分期土地合同) 以及证明您已在至少三个不同的月份向该房主付款的文件。
- A letter from an attorney who is helping you get title to the property – The letter should be on the law firm's letterhead; explain the facts and your legal claim to the property; state that the attorney is representing you to help you obtain title; state that the attorney will notify the City if he/she stops representing you; and include the attorney's Pennsylvania attorney identification number.
帮您争取该房所有权的律师信-该信的信笺上需印有其法律公司的抬头; 信中需解释事实以及您对该房的法律诉求; 需声明此律师是代表您，帮您争取所有权; 需声明如果此律师不再代表您，则他/她会告知费城政府; 且信中还需包括此律师的宾夕法尼亚州律师证号码。
- A letter from a legal services agency that is helping you get title to the property – The letter should be on the agency's letterhead; explain the facts and your legal claim to the property; state that the agency is looking for an attorney to help you obtain title; state that the agency will notify the City if it is not able to find an attorney to help you; and include the Pennsylvania attorney identification number for an attorney at the agency.
帮您争取该房所有权的法律服务处的信件-该信的信笺上需有此机构的抬头; 信中需解释事实以及您对该房的法律诉求; 需声明如果该机构无法找到律师来帮助您，则会告知费城政府; 信中还需包括一位服务于该机构的律师的宾夕法尼亚州律师证号码。