



# Forsyth County SHERIFF'S OFFICE

*Sheriff Ron H. Freeman*

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## **Posting a Real Property Bond OVER \$50,000**

Approved real property (i.e., land and homestead) may be used as collateral to bond an individual out of jail, provided that ownership is verified, there are no existing liens on the property, (excluding that of the lending institution holding the current mortgage and security deed, if applicable), the value of the unencumbered equity in the property is double the amount of the bond, all required documentation must be presented and provided to the Sheriff's Office.

Titles for mobile homes, automobiles, equipment and/or other personal property are not accepted. If the property being considered for bond has a mobile home located on it, only the value of the property that is real estate may be considered in determining the fair market value of the property and/or assessing equity therein. Multiple properties may NOT be used to secure a bond.

The following documentation must be provided to the detention center for approval of a real property bond:

1. Photo I.D. of all sureties.
2. Property Bond Application & Affidavit of all sureties (All property owners must complete the Property Application & Affidavit and execute the bond)
3. A Certified Title Search performed within five (5) business days of the bond being written and is to be performed by an attorney licensed and in good standing with the State Bar of Georgia.
4. Certified Copy of the Warranty Deed (Clerk of Court's certification must be stamped within five (5) business days of the Surety's/Sureties' completion of the Property Bond Application and Affidavit)
5. Certified Copy of Security Deed (if property is so encumbered).
6. Certified copy of Quitclaim Deed (if applicable).
7. Current year's paid property tax bill (or certified letter from the Tax Commissioner providing confirmation that the current year's property taxes have been paid in full.)
8. Current year's property tax assessment notice.
9. Pay-off letter from the lending institution holding the mortgage on the real property providing the amount of unpaid principal and interest owing on the mortgage. (A current mortgage statement is acceptable if such statement identifies the amount of unpaid principal and interest owing on the mortgage. Property encumbered with a second mortgage, tax lien, line of credit, or materialman's lien may NOT be used as collateral for a real property bond.)
10. Copy of property insurance policy endorsement for improved property (i.e., homestead) showing that a property insurance policy is current and has been paid through the date of submission of the Property Bond Application & Affidavit.
11. A bond fee of \$20.00 cash (exact change) per charge is due at the time of posting the property bond. The lien fee of \$20 is also due at the time of posting the bond (except when receiving property bonds from other counties).



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Please be advised that the posting of your property as collateral for bond will result in a lien being placed on your property and recorded in the records of the Superior Court. Thereafter, it is your responsibility to ensure that the lien is removed by presenting proof that the underlying criminal charges have been adjudicated to completion or otherwise disposed such that the subject defendant is no longer under an obligation to appear in Court to answer the underlying criminal charges.