

PENN ATTORNEYS TITLE ALERT

DATE: 1/31/07

RE: Title Alert 2007-04

**REALTY TRANSFER TAX
City of Scranton**

Please be advised that the realty transfer tax percentage in the City of Scranton has increased from 2.7% to 3% as of January 25, 2007. Please note that this figure does NOT include the additional 1% that should be charged for the Commonwealth of Pennsylvania.

Following is an updated local deviations list reflecting this change. Please see Penn Attorneys Title Alert 2007-03 for Common Level Ratio Factors as of January 1, 2007.

Contact your servicing Penn Attorneys office with any questions or concerns, and please remember to inform us whenever you come across a realty transfer tax change.

PLEASE INSERT INTO YOUR FORMS, POLICIES & PROCEDURES BINDER

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DEVIATIONS FROM 1% LOCAL TRANSFER TAX**Amended 01/31/07**

The Realty Transfer Tax in Pennsylvania is generally 2% of the sales prices; 1% to the state and 1% to the local government. Some local governments vary their portion. The following is a list of localities that impose something other than 1%. These figures represent the local portion only; the 1% state portion must be added for the total amount due.

ALLEGHENY COUNTY

Bellevue Boro—1 ½ %
 Bethel Park Municipality—1 ½ %
 Greentree Boro—1 ½ %
 Hampton Township—1 ½ %
 McCandless—1 ½ % (1/1/05)
 McKeesport City—2 %
 Monroeville Municipality—1 ½ %
 Mt. Lebanon Municipality—1 ½ %
 Mt. Oliver Boro—2 %
 O'Hara Twp.—1 ½ %
 Penn Hill Municipality—2 %
 Pine Twp—1 ½ %
 Pittsburgh, City of—3%
 Upper St. Clair Twp—1 ½ %
 West Deer Twp.—1 ½ %
 Whitehall Boro—1 ¼ %

BEAVER COUNTY

Georgetown Boro— ½ %
 Hookstown Boro— ½ %

BERKS COUNTY

Reading, City of—4 %

CENTRE COUNTY

Taylor Twp— ½ %
 Ferguson Twp.—1 ¾ %
 State College Boro—1 ½ %

CHESTER COUNTY

Coatesville, City of—2 %
 Tredyffrin Twp.—1 ½ %

CLINTON COUNTY

Colebrook Twp— ½ %
 East Kating Twp.— ½ %
 Logan Twp.— ½ %

DELAWARE COUNTY

Radnor Twp—1 ½ %
 Upper Providence Twp.—1 ½ %

LACKAWANNA COUNTY

Scranton, City of—3%

LUZERNE COUNTY

Kingston Boro—1 ½ %
 Wilkes Barre, City of—2%

MERCER COUNTY

Farrell, City of—2 %
 Hermitage, City of—1 ½ %
 Sheakleyville Boro—0%

PHILADELPHIA COUNTY

Philadelphia, City of—3%

SOMERSET COUNTY

Wellersburg Boro— ½ %

WASHINGTON COUNTY

Peters Township—1 ½ %