

# Instructions For Ordering A Pennsylvania Subsistence Certificate

Certain client require that buyers who take title in a name other than a personal name; i.e. James Smith, Jr., such as a Corporation, Limited Liability Company (LLC), Limited Partnership (LP) or other entity name provide a Subsistence Certificate (formerly Certificate of Good Standing). The form is provided by The PA Department of State's Bureau of Corporations and Charitable Organizations. The Bureau charges a fee for this service. The fee as of 2019 is \$40.00 but it is subject to change. The form can be ordered by anyone and done online. The online instructions provided below are a detailed description on how to do that. The process is very simple and takes less than 10 minutes to complete. It requires an account and a valid credit or debit card.

Begin by pasting the link: <https://www.corporations.pa.gov/search/corpsearch> into your browser.

Follow the instructions on the pages below.



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## Search Business Entity

**Business Entity Name / ID**

Enter partial or complete name of business entity or a entity number

**Type of Search**

Starting with

**Active Only**

Only Active Corporations

Insert Business entity name

Search

Click Search



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## Select Business Entity

Search Results for term *Priority realty* type: *Starting with*

Show  entries

Filter Records 

Business Entity Name	Name Type	Address	Entity Number	Entity Type	Status	Citizenship
<a href="#">PRIORITY REALTY CAPITAL, LLC</a>	Current Name	800 NORTH SECOND ST STE 100 HARRISBURG Dauphin PA 17102	<a href="#">6430465</a>	Limited Liability Company	Active	Foreign
<a href="#">PRIORITY REALTY MANAGEMENT COMPANY</a>	Current Name	269 PIERCE ST KINGSTON Luzerne PA 18704-0	<a href="#">990082</a>	Fictitious Names	Active	Domestic
<a href="#">PRIORITY REALTY, LLC</a>	Current Name	2840 LIBRARY RD STE 290 PITTSBURGH Allegheny PA 15234-0	<a href="#">3094983</a>	Limited Liability Company	Active	Domestic

Showing 1 to 3 of 3 entries

Please click on an entity name or number for viewing details

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Click on Entity you want



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## Order Business Documents



Date: 02/15/2019

### Business Name History

Name	Name Type
PRIORITY REALTY, LLC	Current Name

### Business Entity Details Officers

<b>Name</b>	PRIORITY REALTY, LLC
<b>Entity Number</b>	3094983
<b>Entity Type</b>	Limited Liability Company
<b>Status</b>	Active
<b>Citizenship</b>	Domestic
<b>Entity Creation Date</b>	09/16/2002
<b>Effective Date</b>	09/16/2002

<b>State Of Inc</b>	PA
<b>Address</b>	2840 LIBRARY RD STE 290 PITTSBURGH PA 15234-0 Allegheny

### Filed Documents

The information presented below is for your reference. To place an order you will need to log in. If you do not have a PENN File account, you may register for an account by clicking here.

Show  entries

Filter Records 

Select	Date	Document	Pages	Plain Copy Quantity#	Price	Certified Copy Quantity#	Certified Copy Price	Microfilm #	Microfilm Start	Microfilm End	Line Total
<input type="checkbox"/>	09/16/2002	Certificate of Organization 1	2	<input type="text" value="1"/>	\$3.00	<input type="text" value="0"/>	\$40.00	2002080	1062	1063	

Showing 1 to 1 of 1 entries

Previous  Next

<input type="checkbox"/>	All Dates	All Certified Copies	2	Quantity # <input type="text" value="1"/>	\$46.00						
<input type="checkbox"/>	All Dates	All Plain Copies	2	Quantity # <input type="text" value="1"/>	\$6.00						

### Certified Documents

Select	Date	Document	Pages	Quantity#	Price	Line Total
<input checked="" type="checkbox"/>	02/15/2019	Subsistence Certificate	1	<input type="text" value="1"/>	\$40.00	\$40.00
<input type="checkbox"/>	02/15/2019	Index and Docket Report	1	<input type="text" value="1"/>	\$15.00	
<input type="checkbox"/>	02/15/2019	Index and Docket Certified Report	1	<input type="text" value="1"/>	\$55.00	

**Order Total : \$40.00**

Select Subsistence Certificate



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## Welcome to PENN File

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Pennsylvania's online business document filing system

User Name

Password

Sign In

Forgot password? [Click here!](#)

New user? Don't have an account?

Please complete this one-time registration to access your homepage. [Sign up now!](#)

As of July 2015 what was formerly the Good Standing Certificate is now referred to as the Subsistence Certificate for Domestic Filing Entities or the Certificate of Registration for registered Foreign Associations

Enter User Name and Password and click Sign In OR click Sign up now! to create an account



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### Shopping Cart

Business Name	Form Name/Document	Quantity	Price	Search Fee	SubTotal	Remove
PRIORITY REALTY, LLC	Subsistence Certificate - Certificate	1	\$40.00	\$0.00	\$40.00	

**Total : \$40.00**

[Checkout](#)

Click Checkout

# Enter your Credit Card information and Email

## Penn File - Payment

### Review Your Order

Quantity	Item	Unit	Price
1	Bureau of Corporations and Charitable Organizations - Purchase	\$40.00	USD 40.00
		<b>Total</b>	<b>USD 40.00</b>

[« Return to Penn File - Payment](#)

### Choose Payment Option



### Pay With Your Credit Card

Cardholder Name

Credit Card Number



Expiry Date (MMYY)

Security Code

CVV2 is the Visa term for the 3-digit security code on the back of the credit card (Visa and MasterCard). For American Express, it is 4-digits and located on the front.



Email

A confirmation email will be sent to this address.



Pay With Your Credit Card

Your private information is secured using SSL (Secure Sockets Layer), the leading security protocol on the Internet. Information is encrypted and exchanged with an https server.

We respect your privacy. We will pass your name, address or e-mail address on only to the merchant.

**Click Pay With Your Credit Card**



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## Payment Successful

If you submitted a document to be filed, it will be reviewed in the order received by the Department of State, Bureau of Corporations and Charitable Organizations. Submission of an online filing does not expedite your document.

Your document is not considered filed until it has been reviewed and accepted by the Department of State. A copy of your filed document or rejection notice will be emailed.

Your credit card account has been charged the nonrefundable fee.

The only receipt for the submission of your filing that will be provided by the Department of State is a copy of the submitted document, which may be printed from the Home page. You may access the Home Page by clicking on the "HOME" link on the menu bar above. Your filing will be listed under "My Completed Business Filings." It is recommended that you print and save the submitted filing for your records. Any attachments which you have uploaded as part of the document will not be displayed. Please do not mail your printed document.

If you requested a certification or copy request for a previously filed document in which images are all available, please allow up to 2 hours for your request to be available. You will be emailed when the document is available for download.

If you requested a certification or copy request for a previously filed document in which images are NOT all available, please allow up to 5 business days for your request to be completed. An invoice for any additional fees will be emailed and the documents will be available within 2 hours of online payment of all fees due.

You will receive the above message

**From:** PA BCCO CORP FEE-DOS <noreply@gge4mailer.com>  
**Sent:** Friday, February 15, 2019 9:56 AM  
**To:** bob@PriorityRealty.net  
**Subject:** Transaction Receipt from PA BCCO CORP FEE-DOS

This is the receipt for your purchase at Penn File - Payment.

**Order Information**

Quantity	Item	Unit	Price
1	Bureau of Corporations and Charitable Organizations - Purchase	40.00 USD	40.00
		<b>Total</b>	<b>USD 40.00</b>

**This order is now complete. Transaction approved!**

Here is your receipt:

```
===== TRANSACTION RECORD =====  
PA BCCO CORP FEE-DOS  
401 NORTH ST 206 NOB  
HARRISBURG, PA 17120  
United States  
WWW.PA.GOV  
  
TYPE: Purchase  
  
ACCT: Mastercard                $ 40.00 USD  
  
CARDHOLDER NAME : Robert Moncavage  
CARD NUMBER      : #####5691  
DATE/TIME        : 15 Feb 19 09:55:28  
REFERENCE #      : 001 0068369 M  
AUTHOR. #        : 05954P  
TRANS. REF.      : BCCO-2019-0000680685
```

Approved - Thank You 100

Please retain this copy for your records.

Cardholder will pay above amount to card issuer pursuant to cardholder agreement.

=====

You will receive the above emailed receipt

**bob@PriorityRealty.net**

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**From:** RA-STCORP\_ORDERS\_PRO@pa.gov  
**Sent:** Friday, February 15, 2019 10:17 AM  
**To:** bob@PriorityRealty.net  
**Subject:** Your download is ready in PENN File -TSC190215090252

Hello,

Your download is ready. Please click on this [link](#) to download.

Please [click here to visit the download page.](#)

Your key: #####

Passcode: #####

 Click here to go to the download page

Thank you for your order

Bureau of Corporations and Charitable Organizations

You will receive the above email with Your key and Passcode within 20 minutes or possibly longer



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## Download Plain Copy or Certificate

Pennsylvania's online business document filing system

<b>Key</b>	<b>Passcode</b>
<input type="text" value="Key"/>	<input type="text"/>
	<b>Passcode is required</b>
<b>First Name</b>	<b>Last Name</b>
<input type="text" value="First Name"/>	<input type="text" value="Last Name"/>
<b>Email</b>	
<input type="text" value="Email"/>	
<b>Email is required</b>	

Unauthorized or improper use or access of this website, including unauthorized download is expressly prohibited, and may result in civil and criminal penalties.

Enter above information from the email and Click Submit



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### Download File(s) for Document Orders

[Click here to download file](#)



Click to download file

Save the file when asked and Open the Document

# The Subsistence Certificate looks like this

COMMONWEALTH OF PENNSYLVANIA

DEPARTMENT OF STATE

02/15/2019

TO ALL WHOM THESE PRESENTS SHALL COME, GREETING:

I DO HEREBY CERTIFY THAT,

PRIORITY REALTY, LLC

is duly registered as a Pennsylvania Limited Liability Company under the laws of the Commonwealth of Pennsylvania and remains subsisting so far as the records of this office show, as of the date herein.

I DO FURTHER CERTIFY THAT this Subsistence Certificate shall not imply that all fees, taxes and penalties owed to the Commonwealth of Pennsylvania are paid.



IN TESTIMONY WHEREOF, I have hereunto set my hand and caused the Seal of the Secretary's Office to be affixed, the day and year above written

*Katly Boockvar*

Acting Secretary of the Commonwealth

Certification Number: TSC190215090252-1

Verify this certificate online at <http://www.corporations.pa.gov/orders/verify>