

Property Subject to Receivership

The property you are interested in purchasing is subject to receivership. As a result, the Legal Division of Baltimore City's Department of Housing and Community Development must approve all prospective bidders prior to the sale.

Throughout this process, the City will verify that applicants are ready, willing, and able to either demolish or rehabilitate the property to meet a standard of Use and Occupancy in a timely manner, typically 6 months."

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Application to Purchase a Property Subject to Receivership

Summary

Baltimore City's Department of Housing and Community Development reviews all applications for properties that are subject to receivership.

All applications will be reviewed to evaluate:

- appropriateness and feasibility of the proposed development - Is the contractor's scope of work appropriate and feasible for the subject property?
- capacity of the applicant – Does the applicant have the ability to complete the project?
- financial resources – Does the applicant have the financial means to meet the demands of the project?

Required Application

All prospective purchasers are required to submit all components of the application package:

- Section A: Buyer Information
- Section B: Development Plan
- Section C: Financial Assets

Submission

Applications can be submitted to Baltimore City's Department of Housing and Community Development Legal Division:

Alexander Kalen
Assistant Counsel, Code Enforcement
Permits and Litigation
Dept. of Housing and Community Development
417. E. Fayette Street, Suite 355
Baltimore, MD 21202
alexander.kalen@baltimorecity.gov
Office 410-396-5645
<https://dhcd.baltimorecity.gov/>

Application to Purchase a Property Subject to Receivership

Subject Property

335 N Bruce St Case #D-01-CV-25-011226

Broker

Ashland Auction Group
920 S Conkling St.
Baltimore, MD 21224

Section A

Buyer's Information

Purchasing Entity's Name: _____

☐ Individual

☐ Partnership

☐ LLC

☐ Incorporation

☐ Other

Contact: _____

Address: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

Section B

Development Plan

Bidders shall submit a development plan that includes, at a minimum, the following components:

- a scope of work from a licensed Maryland contractor (on letterhead with MHIC #) itemizing the work needed to bring the property to a Use & Occupancy standard
- a time estimate (start date and completion date)
- a cost estimate

Section C

Financial Assets

Bidders shall submit proof of funds – certifying that you, the purchasing entity, have the means to finance the rehabilitation of the property.