

## INSTRUCTIONS

### City of Hamtramck - Residential Property Auction

Office of Community and Economic Development & Office of the City Clerk

#### OVERVIEW

The City of Hamtramck is conducting a silent auction to sell properties acquired by right of first refusal from Wayne County. Applicants are invited to submit bids between January 11<sup>th</sup> and January 30<sup>th</sup>. Bids will be opened publicly on January 30<sup>th</sup> at 10am in the City Council Chambers of Hamtramck City Hall. **All bids must meet three qualifications. 1)** Buyers must repair and bring the property up to code or construct a new unit within two years of purchase. **2)** Buyers must confirm that the planned development will be owner-occupied **3)** Buyers must have the ability to close the sale within 48 hours of the auction ending date. The city will award sales to the highest qualifying bids.

#### AUCTION DATES

*Auction Start:* January 11<sup>th</sup> 2023 at 8am

*Auction End:* January 30<sup>th</sup> 2023 at 10am

*Public Bid Opening:* January 30<sup>th</sup>, 10am, City Council Chambers Hamtramck City Hall

*Payments:* Due within 48 hours of auction closing

#### PROPERTY ADDRESS AND MINIMUM BIDS

Address	Description	Minimum Bid
9836 Dequindre	House	\$5,270.01
3891 Doremus	Structure (Garage)	\$3,403.39
9327 Gallagher	House	\$9,016.70
1983 Yemans	House	\$3,585.31
3415 Yemans	House	\$12,381.39
3971 Yemans	Vacant Lot	\$1,143.29
5008 Yemans	House	\$15,590.01

#### BID REQUIREMENTS

Applicant must agree to the following three requirements to qualify.

**Qualification 1:** *The buyer must repair the housing unit up to code or build a residential unit within two years of purchase.*

**Qualification 2:** *The buyer must purchase the property for his or herself or for an immediate family member, and the home must be owner-occupied when complete.*

Acceptable Types of Owner-Occupied Housing:

- A. Home, single-family, owner occupied
- B. Home, multi-family, owner occupied
- C. Home expansion (neighboring lot owner-occupant purchases lot with a plan for home expansion, such as the addition of new floor space or additional bedrooms)

**Qualification 3:** *The buyer must close on the sale within 48 hours of the ending date of the auction using certified funds (e.g., cashier's check, money order, or certified check)*

**INSTRUCTIONS TO BIDDERS**

- 1) Fill out the bid application form on page 3 for *each* property on which you intend to bid.
- 2) Include a bid price *at or above* the minimum price identified in the table above
- 3) Place each application in a **sealed envelope** labeled in the following manner:

**RIGHT OF FIRST REFUSAL RESIDENTIAL PROPERTY AUCTION BID  
[ADDRESS OF PROPERTY]**

- 4) Submit a complete application to the City Clerk's office on or before January 30<sup>th</sup> at 10am. Applications received after this time will not be considered.

**City of Hamtramck  
Clerk's Office  
3401 Evaline Street  
Hamtramck MI 48212**

- 5) Applicants are welcome to, but are not required to attend the public bid opening
- 6) If selected, sign purchase agreement provided by the city and submit payment to the city treasurer's office

**BID SELECTION PROCESS**

For each property, the highest qualifying bid will be selected. If multiple bidders bid the same price on the same property and are the highest bidders on that property, the bid that was received first will be selected.

**CONDITION OF PROPERTY**

**APPLICANT ACKNOWLEDGES AND AGREES THAT THE PROPERTY IS BEING PURCHASED AND SOLD IN AN "AS IS" CONDITION WITHOUT ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER BY SELLER CONCERNING THE PHYSICAL CONDITION OF THE PROPERTY OR ITS FITNESS FOR ANY PARTICULAR PURPOSE. SELLER DISCLAIMS ANY AND ALL WARRANTIES,**

**IMPLIED OR EXPRESS, AND BY CONSUMMATING THIS PURCHASE BUYER RELEASES SELLER FROM ANY AND ALL CLAIMS RELATED TO THE PROPERTY.**

**APPLICATION**

**City of Hamtramck - Residential Property Auction**

Name of Applicant: \_\_\_\_\_

Phone: \_\_\_\_\_

Applicant Address: \_\_\_\_\_

Email: \_\_\_\_\_

\_\_\_\_\_

Property Address for Bid: \_\_\_\_\_

Proposed Bid: \$ \_\_\_\_\_

**QUALIFICATION ATTESTATION**

*Initial by each qualification to certify that you meet the minimum requirements. You must meet these requirements for your bid to be considered. **Initial by each qualification ONLY if the statement is true for your intended use and financial ability.***

\_\_\_\_\_ **Qualification 1:** I will repair the housing unit up to code or build a residential unit within two years of purchase.

\_\_\_\_\_ **Qualification 2:** I intend to purchase the property for myself or for an immediate family member, and the home will be owner-occupied when complete.

Select which type of owner-occupied housing this development will be:

- A. Home, single-family, owner-occupied
- B. Home, multi-family, owner-occupied
- C. Home expansion (neighboring lot owner-occupant purchases lot with a plan for home expansion, such as the addition of new floor space or additional bedrooms)

\_\_\_\_\_ **Qualification 3:** I am able to close on the sale within 48 hours of the ending date of the auction using certified funds (e.g. cashier’s check, money order, or certified check)

\_\_\_\_\_ **I acknowledge that I am purchasing the Property in an “AS-IS “condition as described above**

Signature of Applicant \_\_\_\_\_

Date \_\_\_\_\_