



CITY of PINE LAWN HOUSING AUCTION 2022 Bidding Requirements and Procedures

The following 4 Properties will be sold by a "sealed bid" auction as set forth by the Pine Lawn Board of Aldermen:

2513 Crescent (Ward 1)	Brick Home; Built 1925; 2 Bedrooms, 1 Bathroom; Old Style
4347 Ravenwood Ave (Ward 2)	Brick Home; Built 1947; 1 Car Garage; 3 Bedrooms, 1.5 Bathrooms; Old Style
6100 Otto (Ward 3)	Brick Home; Built 1943; 2 Bedrooms, 1.5 Bathrooms; Bungalow
6706 Stratford Ave. (Ward 4)	Brick Home; Built 1928; 1 Car Garage; 2 Bedrooms, 1 Bathroom; Old Style

As indicated below, some of the original dates for the Pine Lawn Property Auction have changed due to unforeseen circumstances. Below are the updated procedures and terms for the 2022 auction. Please visit website www.pinelawn.org for any additional information or changes about the auction.

Bid and Property Auction Timeline:

Monday, November 14, 2022 at 4:30 pm, is the last time to submit bids. Submit bids to Pine Lawn City Hall – 6250 Steve Marre Ave. Pine Lawn, Mo. 63121. All bids start at \$5,000.00. All bids will be registered when submitted and submittal receipts will be given to each bidder.

Monday, November 14, 2022 at 6:00 pm, bids will be opened. Following the bid opening, bids will be discussed at a special closed board meeting regarding real estate (Acquisition of Land).

Wednesday, November 30, 2022 at 6:00 pm the properties will be sold to the highest and most financially qualified bidder. Each property is sold "as is" and the City of Pine Lawn will be held harmless against any claims related to the property. We accept credit cards and cashier's checks made payable to the City of Pine Lawn. Purchasers have one year to complete the renovation and repairs to bring the home into code compliance. The property will be inspected quarterly to ensure progress occurs.

Bid Requirements and Submittal: You may bid on 1 or all 4 properties, but each bid must be submitted in a separate envelope. You may only place one bid on each property. **Outside of each envelope must be 1)** sealed, **2)** marked "**Attention City Clerk: Sealed bid for Pine Lawn property**", **3)** include the property address you are bidding on, and **4)** specify your contact information with your full name, home address, phone number, email.

Inside the envelope, 1) include the written amount you will pay the City of Pine Lawn above the \$5,000 required base price for each property you are bidding on, 2) include proof of financial credibility/ability to renovate the property to meet standard property maintenance building codes (i.e., bank statement, certification of loan eligibility, etc.), and 3) provide financial proof that the purchaser will be responsible for all fees necessary for the transfer of ownership.

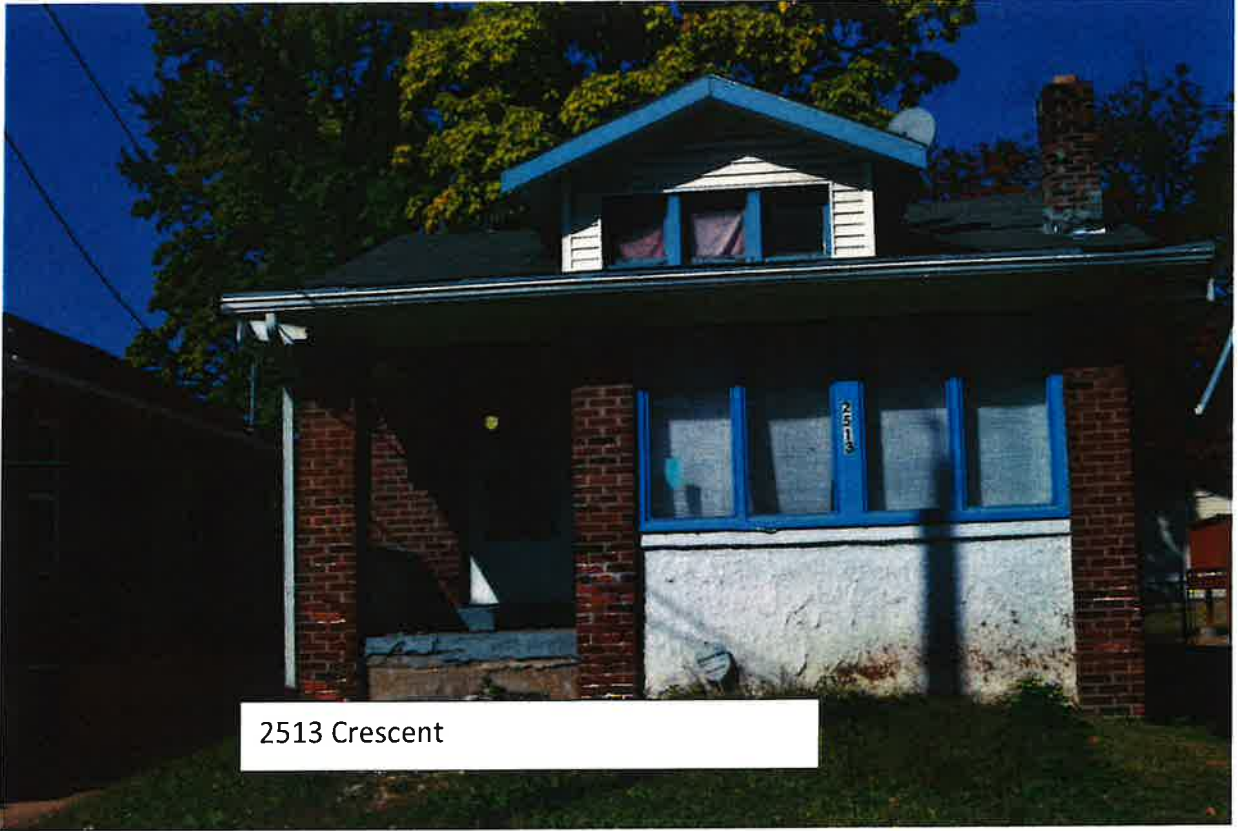
Conditions of the Property Sale:

- To participate in the auction, participants can have no code violations on their current property or outstanding taxes/balances due the City of Pine Lawn or St. Louis County. By making this purchase, the purchaser is agreeing to keep the utilities disconnected until the title has been recorded from the City of Pine Lawn to the purchaser.
- Potential purchasers may have an opportunity to walk through the property at their own risk as the properties have been vacant for several years. To participate in a walkthrough, a waiver must be signed and on file at the City of Pine Lawn. Call the Pine Lawn **Housing Dept. (314) 261-5000** to schedule your walk through on Monday or Thursday before the November 14, 2022 bid submittal deadline
- Any transfer of deeds from the participant to a third party must be documented and approved within the agreement and can only happen after the home/property is brought up to code/compliance and is back on the St. Louis County tax roll.
- The City of Pine Lawn will not be responsible for clearing property liens, paying past due utilities or filing quiet title actions on behalf of the properties. The City of Pine Lawn will forgive any liens it has against the property. It is suggested that each purchaser get a Title Search for the to identify any utility or other liens not associated with the City of Pine Lawn.
- Other costs include **1) \$27.00** filing fee charged by St. Louis County Recorder of Deeds, **2) \$200.00** Vacant Property Registration, and **3) \$75** Vacant Property Inspection.

- To participate in the bidding process, each bidder must complete a bid form provided by the city of Pine Lawn. A bid for any of the properties begins at \$5,000.00. Be sure to make your best and highest bid.
- Awarding of the property will be solely decided by the Board of Alderman at a “closed” special City Council meeting 6:00 pm, Wednesday November 30, 2022 at Pine Lawn City Hall upon the recommendation of the Housing Committee.

If for any reason, the City of Pine Lawn is forced to initiate legal proceedings to enforce the terms of the auction agreement and/or your award of any property that is the subject of the auction or with respect to your breach of any term of the auction agreement including, but not limited to, the city re-acquiring the property and should the City of Pine Lawn obtain a favorable verdict and/or resolutions said litigation, you shall be responsible for any and all attorney’s fees incurred by the city of Pine Lawn with respect to said litigation.

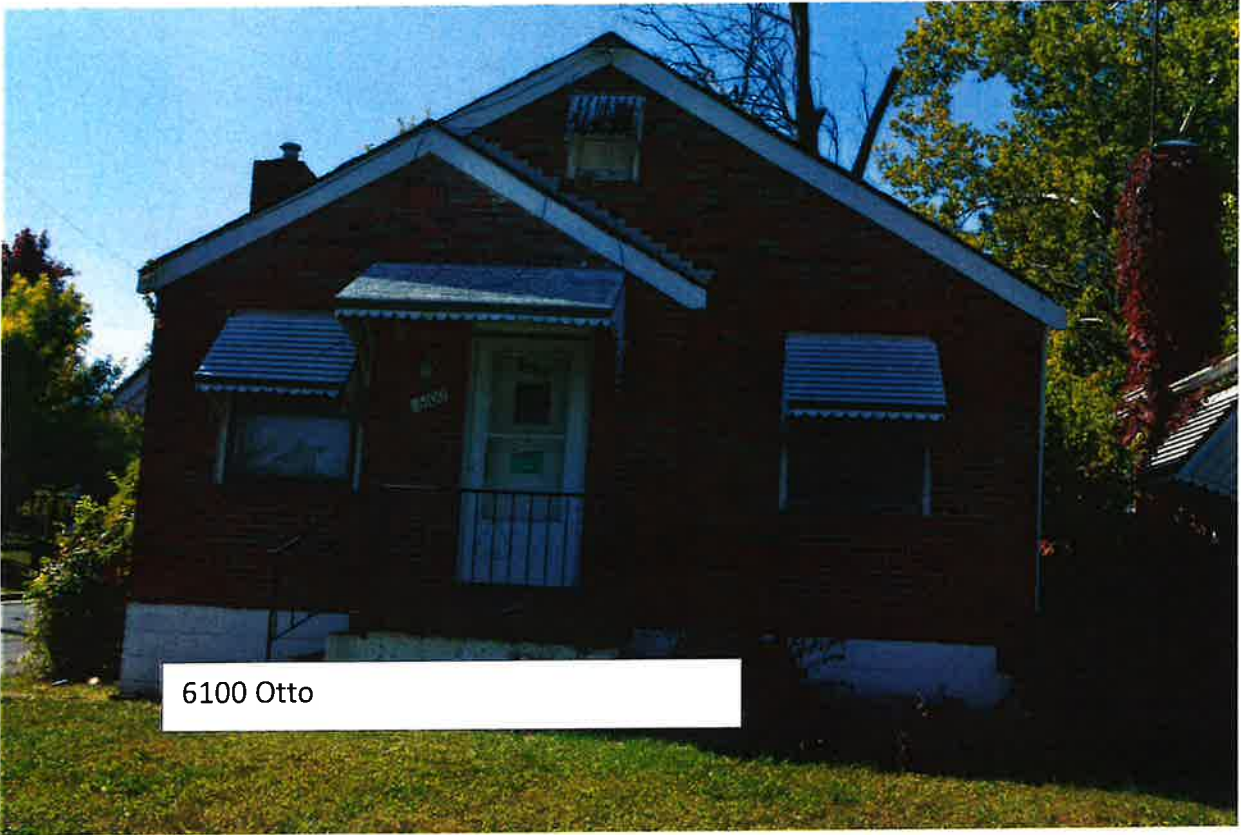
See more information /requirements at www.pinelawn.org



2513 Crescent



4347 Ravenwood



6100 Otto



6706 Stratford

