

# HUD REO Bulk Sales Fact Sheet

- This Initiative is effective until June 1, 2010.
- Eligible participants are NSP grantees, which includes state and local government entities and nonprofit organizations designated by NSP grantees to purchase properties on their behalf.
- Eligible participants must propose to acquire a minimum of ten (10) properties.
- Available properties include one-to-four unit HUD-owned residences that have been listed for sale for 60 days or more.
- The purchase price for the eligible property shall be the appraised value, as determined by HUD, minus the applicable discounts specified below.
- Properties with appraised values greater than \$100,000 shall receive a ten percent (10%) discount of the appraised value of the property.
- Properties with appraised values of \$100,000 or less shall receive a fifty percent (50%) discount of the appraised value of the property.
- Properties with values of \$20,000 or less and considered “demolition” properties shall be sold for one hundred dollars (\$100).
- Participants purchasing fifty (50) or more properties will receive an additional five percent (5%) discount.
- Properties will be available simultaneously to both local governments and the general public.
- If an owner-occupant purchaser submits a bid that is greater than the local government’s discounted price, the owner-occupant will be given preference in bid acceptance.

## Identifying Properties

Management and Marketing (M & M) Contractors market and manage HUD REO properties. Local governments can identify and bid on available properties in their community by visiting the website of the M & M contractor assigned to their geographic area via <http://www.hud.gov/offices/hsg/sfh/reo/mm/mminfo.cfm>

## Submitting Bids

After identifying properties of interest, local governments may submit an electronic bid on the website cited above. In order to do so, the local government entity must have a Name Address Identifier (NAID).

## Obtaining a NAID

Eligible participants must submit a completed SAMS 1111 form which may be obtained at: <http://www.hud.gov/offices/adm/hudclips/forms/files/1111sams.pdf> as well as proof of the entity’s tax identification number to the Home Ownership Center identified below.

## Points of Contact

HUD’s four Home Ownership Centers monitor the M & M Contractor’s administration of the REO Disposition program. To determine the HOC for your state, refer to <http://www.hud.gov/offices/hsg/sfh/hoc/hsghoc.cfm>