



City of Rochester, New York

Bureau of Business and Housing Development



34 King St.

**Susan B. Anthony Historic
Preservation District**

The City of Rochester is offering 34 King Street, a three bedroom, two bathroom property for sale to qualified buyers at the minimum bid of \$99,900.

The City of Rochester will accept bids beginning on **Monday, Feb. 3, 2014 at 9:00am until Friday, Feb. 21, 2014 at 3:00 p.m.** at the Office of the Bureau of Business & Housing Development, Room 005A, City Hall, 30 Church Street, Rochester, NY 14614.

Property Information:

Number of Units	1
Square Ft.	2,014 sq. ft.
Total rooms	6
Number of bedrooms	3
Number of bathrooms	2.5
Property Type	Colonial
Year Built	1910
Foundation	Full unfinished basement
Exterior Walls	Hardiboard Siding
Roof Surface	Asphalt shingles
Utilities and Heating fuel	Public water and sewer and natural gas
Amenities	Porch/Shed
Car Storage	Concrete driveway
Lot size	5,523 sq. ft. / .35 acre

Buyer Requirements:

Buyer must be an income-eligible first-time homebuyer with an income at or below 120% of the area median income. A first-time home-buyer means that the buyer cannot have owned any residential property in the past 3 years. Buyer must complete 8-hours of homeownership training.

Interested buyers must submit a complete bid by Friday, February 21, 2014 at 3:00 p.m. at the Office of the Bureau of Business & Housing Development, Room 005A, City Hall, 30 Church Street, Rochester, NY 14614.

Showing Schedule:

The home will be open on the following dates and times to allow prospective buyers the opportunity to tour the property:

Sunday, February 2, 2014	1:00 pm-3:00 pm
Sunday, February 9, 2014	1:00 pm-3:00 pm

Showings can also be made by appointment by calling Conrad Floss at 585-428-6820.

Submission of Bid

Interested buyers must submit a complete bid package by the deadline which includes the list below. The minimum bid is \$99,900. Any bid amount less than \$99,900 will not be accepted.

1. Purchaser Information Form

2. **Proof of financial resources.** A pre-approval letter from a lender to demonstrate the buyer's ability to purchase the property

3. **Owner-Occupant Certification form.** Buyers must state that they will live in the property for 15 years and occupy the property as their primary residence.

Selection Process:

The city will select an eligible buyer with the highest bid. All participants will be notified of the results within 14 calendar days of bid submission. The winning bidder will have 48 hours from the date of notification to provide **a deposit of \$1,000** to the **Bureau of Business & Housing Development** located at **City Hall, Room 005a, Rochester, NY 14614**. For this payment, personal checks are not accepted. Cashier's check or money order **payable to the City of Rochester** must be submitted. The purchaser will be required to execute a purchase and sale contract.

Homebuyer Assistance:

The purchaser may be eligible for a down-payment closing cost assistance grant up to \$6,000. The purchaser should obtain and complete a Homebuyer Services application from the City at the earliest date after the selection process to secure these funds. The funding covers a portion of the down payment, closing costs or a combination of both.

Sales Process:

The recommendation for sale of the property will be forwarded to City Council for approval. Once approved by City Council, a closing will be scheduled. The purchaser will be required to execute a note and mortgage which requires a 15-year occupancy period.

Contact Information:

If you have additional questions about the process or any of the required documents please refer to our website at www.cityofrochester.gov/realestate or call Division of Real Estate **585-428-6951**.

Map of 34 King Street



For more information contact:
Bureau of Business & Housing Development
City Hall, 30 Church Street, Room 005A
Rochester, NY 14614
585-428-6951
www.cityofrochester.gov/realstate