

BECOMING A QUALIFIED BUYER

I. WHAT IS A QUALIFIED BUYER

A qualified buyer is any person or business authorized by the Shelby County Environmental Court to bid and purchase receivership properties at receiver's lien auctions.

II. HOW TO BECOME A QUALIFIED BUYER

The Application

A person or organization becomes a qualified buyer by submitting a qualified buyer application to the Shelby County Environmental Court. Qualified buyer applications can be found at the link below:

<https://shelbycountyttn.gov/DocumentCenter/View/36224/Updated-Qualified-Buyer-applicationfillable>

Additional Documentation (see link above application)

The court will require the following documentation to be attached to the application described above:

- Evidence of capacity to successfully rehabilitate the receivership property.
 - i.e., letter of recommendation.
- Evidence of financial capacity to successfully rehabilitate the receivership property.
 - i.e., letters of capacity from a financial institution; bank statements.
- If applicant is an organization:
 - Articles of Incorporation;
 - Bylaws; and
 - Formation documents.
 - External verification of good standing (Secretary of State annual report filing);
 - A statement regarding any know conflict of interest.

Submitting the Application

Once the application has been completed and the requisite documentation has been compiled, submit in ***one of two ways listed as follows***:

- Email the application and supporting documentation to the following address:
 - ecourt@shelbycountyttn.gov

OR;

- Deliver a copy of the application and supporting documentation to the following location:
 - 201 Poplar 10th Floor Suite 10-1. Attention: Judge Patrick M. Dandridge.

Court Hearing

Once the application and additional documents have been submitted, the court will schedule a brief hearing and make a decision as to whether or not to certify the applicant as a qualified buyer.

III. WHAT'S NEXT

The Auction

After being certified by the Environmental Court, qualified buyers are authorized to bid on receivership properties at receiver's lien auctions. Only qualified buyers will be allowed to bid. At the conclusion of the auction, the prevailing bidder must submit to the receiver 10% of the bid amount to serve as a deposit until the sale confirmation hearing described below.

Sale Confirmation Hearings

Subsequent to the receiver's lien auction, the court will hold a hearing to confirm the sale to the prevailing bidder. After the sale is confirmed, the prevailing bidder must submit payment of the remaining balance to the receiver, and the receiver will convey the subject parcel to the prevailing bidder by receiver's deed.

At the sales confirmation hearing, the court will hear evidence provided by the prevailing bidder of the total cost to fully rehabilitate the receivership property. Based on such evidence, the prevailing bidder will be required to provide a performance bond or other security, in an amount fixed by the court, which ensures full rehabilitation of the property within nine (9) months.

IV. CONTACT AND RESOURCES

Contact Vincent Sawyer with any questions:

- Phone: (901) 264-9189
- Email: vincent@npimemphis.org

Legal Disclosure:

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See Tenn. Code Ann. § 13-6-108 [here](#) for legal reference to qualified buyer requirements