



DCE/ BRONX BORO OFFICE
1932 ARTHUR AVENUE
BRONX NY 10457
Return Service Requested

1A35D38
eviction

Form PD ER LETTER
(Rev.6/16)
DOC ID # 40488680



FEDERAL HOME LOAN MORTGAGE CORPORATION
8200 JONES BRANCH DR
MC LEAN VA 22102-3107

Received/Opened
JUN 24 2021
SWRO

THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
DIVISION OF CODE ENFORCEMENT

NOTICE OF EMERGENCY REPAIR

The New York City Department of Housing Preservation and Development (HPD) has issued immediately hazardous violation(s) for the property located at 651 E. 226TH ST. BRONX, NY 10466-3903.

Details are available on the backside of this document. All Notices of Violation and Certification forms were mailed to the subject property. For information about all violations pending against this property, go to www.nyc.gov/hpd.

According to the Department of Finance, you are the entity responsible for paying the property taxes for this property. Any work conducted by HPD pursuant to these violations (because the owner failed to correct the conditions) will be billed with the property taxes. HPD may take action to correct the condition at the owner's expense as authorized by the Housing Maintenance Code. The City is subject to laws governing procurement, contracting, and wages that may make such work significantly more expensive than the price the owner could obtain themselves. The City will bill the property owner through the Department of Finance for the cost of the emergency repair plus related fees and/or for the cost of sending a contractor to attempt to make repairs. If the owner fails to pay, the City will file a tax lien against the property. The tax lien will bear interest and may be sold and/or foreclosed to collect the amount owed.

It is extremely important that you ensure the correction of the violation immediately and that you contact HPD at 212-863-5510 regarding this notice.

Please also be advised that residential property owners of 1 and 2 family homes are required by law to file a Property Registration form with HPD upon taking ownership of a property and then annually with HPD between June and September 1st each year if neither the owner nor the owner's immediate family reside at the property.

Failure to be properly registered means that:

- The owner will not be notified of complaints received by HPD or Notices of Violation issued by HPD.
- The owner cannot certify the correction of these violations, and therefore may be subject to civil penalties which may be sought against the property.
- The owner cannot file for a Dismissal Request of pending violations at the property.
- The owner cannot take legal action against any tenants in Housing Court.

You may obtain a Property Registration form by going on-line to nyc.gov/hpd, clicking on Register Your Property from our homepage and following the instructions to file a Property Registration form; calling our Registration Assistance Unit at 212-863-7000; requesting a registration form via e-mail (register@hpd.nyc.gov) (include your property address, block and lot and form of ownership (individual owner, corporation, LLC, etc.) in the email); or, visiting the Registration Assistance Unit at 100 Gold Street in Manhattan. You must submit a copy of the deed with your first Registration form.

You can find out more about Property Registration as well as rules and regulations about managing a residential property in New York City by obtaining a copy of the *ABCs of Housing* (available at www.nyc.gov/hpd).

Thank you.



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Department of
Housing Preservation
& Development
nyc.gov/hpd

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If the owner fails to properly correct the condition by date listed as the correction date and fails to certify that correction by the date provided, HPD will take appropriate action to correct the condition to safeguard the occupants or the property.

NOV ID.	VIOLATION NO.	VIOL CLASS	VIOLATION DESCRIPTION	CORRECT BY DATE	CERTIFY BY DATE
7368437	14370548	C	§ 27-2005 ADMIN. CODE: PROPERLY REPAIR WITH SIMILAR MATERIAL THE BROKEN OR DEFECTIVE WOOD FLOOR IN THE 2nd ROOM FROM NORTH LOCATED AT APT 1, 1st STORY, 1st APARTMENT FROM SOUTH AT WEST	6/13/2021	06/20/2021
7368437	14370560	C	§ 27-2005 ADMIN. CODE: PROPERLY REPAIR WITH SIMILAR MATERIAL THE BROKEN OR DEFECTIVE WOOD FLOOR AT PUBLIC HALL, 1st STORY	6/13/2021	06/20/2021
7368438	14370579	C	§ 27-2017.3 HMC: TRACE AND REPAIR THE SOURCE AND ABATE THE VISIBLE MOLD CONDITION... ON CEILING APPROX. 64 SQ FT. AND WEST WALL APPROX. 8 SQ FT. IN THE 2nd ROOM FROM NORTH LOCATED AT APT 1, 1st STORY, 1st APARTMENT FROM SOUTH AT WEST	7/3/2021	07/08/2021

Guidelines on the remediation of mold violations can be found on the Healthy Environment link through www.nyc.gov/doh.