

(ii) Help the [resident] INDIVIDUAL or guardian of the [resident] INDIVIDUAL to find an alternative placement;

(iii) Give information about the alternative placement chosen;

(iv) Transport the [resident] INDIVIDUAL to the alternative placement; and

(v) Transfer all property of and records on the [resident] INDIVIDUAL, including all necessary medical information, to the [resident] INDIVIDUAL or the alternative placement.

(d) The receiver may use:

(1) Any private or third-party reimbursements to the nursing home, including any Medicaid or Medicare payments; and

(2) With the approval of the court, money from the fund established under § 19-338 of this subtitle.

(e) If the structure or furnishings of a nursing home or site of the community [residential] program violate State or federal law, the receiver may correct the violation:

(1) Without the consent of the court, if the cost of the correction does not exceed \$3,000; or

(2) On petition to and with the consent of the court, if the cost of the correction is more than \$3,000.

(f) (1) The receiver shall pay the principal of and interest on a mortgage or secured transaction unless the holder of the mortgage or the secured party is the owner or an affiliate of the owner.

(2) On petition of a receiver, the court may:

(i) Allow the receiver to avoid a lease, mortgage, secured transaction, or other contract that the owner or operating entity made if:

1. The person seeking payment under the contract is, or at the time the contract was made was, the owner or an affiliate of the owner; and

2. The contract provides for a rent or interest rate substantially exceeding the rent or interest rate that was reasonable when the contract was made; and

(ii) If the receiver is allowed to avoid the contract, set a reasonable rent or interest rate to be paid on