

RESPONSES TO RFQ QUESTIONS

RFQ – Real Estate Professional Services for Lathrup Village

Comments and Questions

submitted by Karen L. Miller, 18755 Glenwood Blvd., Lathrup Village, MI 48076

1. This may be a good time to look at re-zoning the development to R-1. The condo designation has created problems when residents have sold or attempted to sell their properties. There are different mortgage requirements for condos – even if they are detached – such as the required down payment and requirements for the condo association to provide copies of by-laws and financial statements, etc. that place an undue burden on the condo owners and potential buyers. As a Realtor and Mortgage Loan Officer, it doesn't make sense to me to add more homes to the current configuration. I can provide more info if necessary.

RESPONSE: The site is currently zoned R-3 for Single Family Cluster Housing. Options include R-1, Site Condominium, or Cluster.

District Summary Table					
District	Minimum Lot Size	Minimum Lot Width (feet)	Setbacks		
			Front Yard (feet)	Side Yards (feet)	Rear Yard (feet)
R-1 One-Family Residential	9,000 sq ft	—	40	15	35
R-2 Multiple-Family Residential	21,780 sq ft	—	15	15	15
R-3 Single-Family Cluster Housing	9,000 sq ft/dwelling unit	—	40	15	35

2. There is a request that whoever is chosen communicate regularly regarding “potential buyer demographics.” As Realtors®, we must comply with the requirements of the Fair Housing Act and our Code of Ethics. Collecting and sharing prohibited information can result in fines. You may want to clarify what info is being requested or remove that requirement.

Response: This references the demographics of a proposed project, ex. Affordable, market rate, low-income housing.

3. It isn't clear what services are being requested. Are you looking for a listing agent to market the vacant land and find buyers for the entire property or for individual lots? Are you looking for someone to reach out to developers or builders who will come up with a plan for the entire parcel? Again, if this

property remains as R3, there will be different/additional requirements for whoever builds on the property.

Response: Scope of Work includes providing a market analysis, list, market, and show the property to a buyer for development of the site.

4. There is a very large requirement for insurance. As most Realtors® are independent contractors and not employees of brokers, we do not receive benefits or have requirements for liability insurance, workers comp or automobile insurance. We carry Errors and Omissions Insurance that is either obtained on our own or through our brokers.

RESPONSE: The RFQ is consistent with most municipal RFP/RFQ requirements in requesting the respondent to have general liability insurance and workers compensation coverage.