

To: Committee Members

First, I want to say I wish no ill will towards the people who purchased the house at 11540 W. Godsell, Hales Corners, WI. I wish them the best of luck with their new home! Having been in the real estate industry for 25+ years I do realize that when it comes to buying and selling homes there are no guarantees and as the saying goes "you win some you lose some". Not to say it wasn't a huge disappointment to lose the house on Godsell, but I would understand it if the County selected the best and highest offer. My purpose in this statement is simply to raise concerns regarding what occurred with the property sale. This has been an eye-opening experience, and I want to promote awareness. The process is flawed and does not ensure fairness and transparency. I honestly feel discriminated against in this entire situation and that we are not diverse enough for Milwaukee County home ownership.

There should be equal consideration for both first time homebuyers and owner occupants on foreclosure sales. While I understand the reasoning behind why the County does not want investors or landlords to purchase foreclosed homes since their goal is to contribute to neighborhood stability and growth, there is no reasoning that a first-time homebuyer would offer more in this regard than an owner occupant. Is there something in writing that states Milwaukee County gives preference to first time homebuyers? There are government-backed loans and programs offered to first-time homebuyers--I do not understand why Milwaukee County would give preference to an offer solely based on first time homebuyer status. What is the equity equation to determine who is better to live in the house? Who gave Milwaukee County the authority to decide based on these criteria and what right do they have in this capacity?

On this sale, the best and highest offer was not accepted—that's a fact. Our offer was a cash offer in the amount of \$150,000 with no contingencies. The offer accepted was \$140,000, which included contingencies AND there were seller concessions given (the amount I do not know). When I raised the question of why this offer was accepted when it was not the highest and best, I was told the reason was because the buyers were first time homebuyers; but that is not true—only one of the buyers (Jocelyn Hart) intends to occupy the property. The other person listed as a buyer (Kim Cohen) already owns a home. I was informed Kim Cohen is assisting with financing the home purchase. How does that work in that situation when both buyers are not first-time homebuyers? Also, I question that there is a conflict of interest since Jocelyn Hart works for Milwaukee County in the Medical Examiner's Office (simply put, she works basically for the seller, Milwaukee

County). If only one of the buyers listed had to be a first-time homebuyer we would have met those criteria since my daughter, Carolyn Yaeger, has never owned a home. Her husband is listed on the title and mortgage. The process itself is not transparent and there was no clarification that only one of the buyers had to be a first-time homebuyer. What is Milwaukee County's definition of a first-time homebuyer? **The IRS and most national property laws consider homeownership by one as shared by the other-- if one buyer has previously owned a home, the pair will not qualify as first-time homebuyers for many programs.**

I was told that any excess proceeds from the sale of tax-foreclosed homes (after the back taxes, fees, etc. are all recovered) are returned to the former property owner, not Milwaukee County which was another justification for accepting an inferior offer. I do not see that as justification for accepting a lower offer. Is there no responsibility (fiduciary or otherwise) to the former homeowner? Based on my research the former homeowner served in the military and suffers from PTSD—I'm sure he would have appreciated another \$10,000 from the sale.

Finally, I was also informed that "Milwaukee County's foreclosure sales operate under a unique set of procedures that differ from traditional real estate transactions." Why is that the case? I have never heard of an inferior offer being accepted, especially in the current housing market where homes are being sold over asking price. What is the rationale for accepting an inferior offer? Who approved of this approach?

As a long-standing taxpayer and citizen of Milwaukee County, I truly feel that what occurred was an injustice and it needs to be on record.

Thank you for your time, consideration and reply.

Margaret Attwood