



condo queries

Robert M. Meisner

Q Can you tell us some of the benefits that you have learned in regard to purchasing a condominium as opposed to a single family home?

A. Yes, there are obviously a number of benefits which are attributed to co-owners who purchase a condominium. First, there is the ability to share common expenses among a number of co-owners and perhaps take advantage of the social, recreational and association opportunities of a condominium project.

Also, there is the ability to pool resources in regard to obtaining services and for that matter, living quarters at a reduced rate depending upon the proximity of the units to one another. Also, there is a body of statutory and case law that has been established that assists the association in carrying out its responsibilities.

Accordingly, the rights of the association, vis-a-vis the homeowners, are clearly defined in the condominium context. In short, from a social, economic and political standpoint, the condominium project can be an

excellent form of living experience for a prospective purchaser who is prepared to give up certain liberties which he might ordinarily have in a single family dwelling but who wishes to share the potential cost savings attributable to condominiums.

Q. We are leasing a so-called luxury apartment from the builder who has given us a one-sided lease and, on top of it, will not make the repairs to our unit. Moreover, our landlord won't tell us where our security deposit is being held which he collected and there is excessive noise emanating from upstairs which keeps us up at all hours of the night. What can we do?

A. Depending upon the terms of the lease, your landlord may not have complied with the Truth in Renting law and may be subject to appropriate penalties. In addition, he may have violated the terms of the Security Deposit Law and, otherwise, may be liable to you for damages because of his failure to provide you the quiet enjoyment of your unit.

Since your legal rights may have been abridged, you should consult with an attorney to advise you of the legal ramifications of the landlord's breach and what recourse you can take in dealing with him, including a suit for damages of termination of the lease.

Robert M. Meisner is a Birmingham attorney specializing in condominiums, real estate and corporate law. Questions should be directed to him in care of 30200 Telegraph Road, Suite 467, Birmingham.

Maestro to speak



Gunther Herbig, music director of the Detroit Symphony Orchestra, will be the guest for the second program in the Preludea West series at Temple Beth El, 14 Mile and Telegraph, Bloomfield Township, Friday, March 25. Luncheon will be served at noon and the program will begin at 1:30 p.m. Luncheon reservations will be taken until two days before the program. For information or reservations, call Sharron Kreindler, 645-5244 or Serena Orsini, 644-5384.



Showing folk art

Quilts by Mary G. Hinmz of Bloomfield Hills will be at the Country in the Inn early Americana folk art show at the Community House, 480 Bates, Birmingham 10 a.m. to 5 p.m. Saturday. Other offerings by some of the other professional artisans include baskets, furniture, salt glaze pottery, braided rugs and samplers. Admission charge.



STARTING FROM \$300,000

Now taking reservations for luxury Custom Homes in West Bloomfield's prestigious new Homerrama Subdivision for 1988. Variety of designs to choose from.

Other Locations Available.

Burdge Incorporated 661-8765

FANNIE MAE AUCTION 4 HOUSES

SELLING BY ORDER OF THE FEDERAL NATIONAL MORTGAGE ASSOCIATION
MON., MARCH 21, 7:00 PM
DETROIT, MI

SALE SITE: The Westin Hotel, Renaissance Center
Fannie Mae has chosen the modern auction method to liquidate current real estate owned in the Detroit area. All properties will be sold at the auction. Cash for complete starting bid required. Although the properties are sold subject to the continuation of the mortgages, it does not mean to take each property for the highest dollar bid regardless of price.

THESE PROPERTIES OF LOCAL INTEREST:

SOUTHFIELD	ROCHESTER HILLS
101	112
15618 Stratford 3 BR, 1 bath, 1,546 SF Home w/1.5 acre lot	3036 Longview 3 BR, 2 bath, 1,369 SF Home
LIVONIA	WESTLAND
104	113
12063 Arcola 3 BR, 1 bath Home	28328 Hanover 3 BR, 1 bath Home

ALSO SELLING: Approx. 70 other similar type properties located throughout the Metro Detroit and surrounding areas will be sold at the auction. Call for complete detailed brochure.

SALE INFORMATION: Renaissance Center or Detroit AUCTION AWARENESS PREVIEW: Wed. March 16th at 7:00 PM. Representatives will be present at the preview to discuss the process. Call for details.

REMAINDER OF THE DOWN PAYMENT, IF ANY, MAY BE PAID BY PERSONAL CHECK. Cashiers check is preferred. Funds should be made payable to: present balance of purchase price due at closing within 10 to 45 days after date of sale. Closing date.

TERMS: Pay 10% of bid price down at the auction of which \$1,000 must be in certified funds. Balance (cash or check) for each unit purchased. If down price is less than \$20,000, no refund will be made on night of auction. However, appropriate adjustments will be made at closing on 80% down financing. THE REMAINDER OF THE DOWN PAYMENT, IF ANY, MAY BE PAID BY PERSONAL CHECK. Cashiers check is preferred. Funds should be made payable to: present balance of purchase price due at closing within 10 to 45 days after date of sale. Closing date.

TO BE ATTENDED AT THE AUCTION: Pre-auction viewing being offered by GM Financial Corporation, contact Rick Smith, (313) 353-5590 or Mariposa Mortgage Company, contact Lisa Ruppert, (313) 353-5590.

FINANCING TERMS: 80% financing available to owner-occupant. 80% financing available to investors. 20% down payment required. Call for details.

The auction is being conducted in cooperation with All Schools & Associates, Inc. Licensed Michigan Real Estate Broker.

CALL TOLL FREE 1-800-841-8400

HUDSON AND MARSHALL, INC. REALTORS AND AUCTIONEERS

11000 W. 11th Street, Detroit, MI 48204

Simsbury

The charm of yesteryear, the elegance of tomorrow

SIMSBURY CONDOMINIUM COMMUNITY

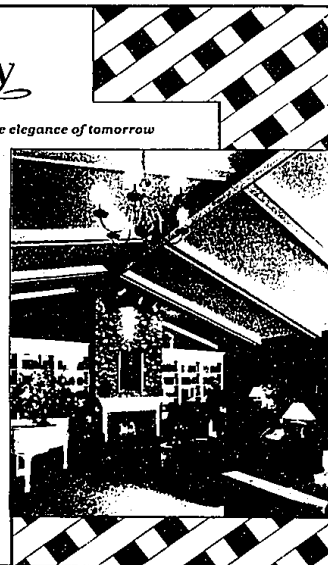
Elegantly furnished Condominium Models from \$164,900.00

Located on Fourteen Mile Road 1/2 Mile West of Orchard Lake Road. Open noon to six p.m. every day, closed Thursday.

Main office 626-3500
Sales center 851-3500



herman frankel



Incredible... MISTY WOODS OF BLOOMFIELD



Own your own Condominium home and live in West Bloomfield, known for appreciation and good value. You'll love the location, the views and the low impact on your pocketbook.

Our 2 bedroom, 2 full bath units, with attached garage, are unbelievably priced from \$76,240.00 to \$89,990.00. You could be paying less per month than your rent. Why shouldn't you build up equity and deduct part of your monthly payment from your income taxes?

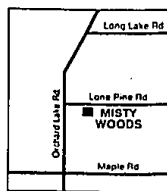
Call Mary at 626-6295 for more information or just drop by and visit our Model. If you need a ride just call and we will pick you up at no obligation.

As a bonus, if you decide to purchase before Memorial Day we will pay your direct moving costs!

Make the right move..... MOVE UP TO MISTY WOODS!!

FURNISHED MODEL OPEN:
Lone Pine Road just east of Orchard Lake Road.
Open Daily and Weekends, 1-8 (Closed Thursday)
Sales center information 626-6295.
Ralph Manuel Associates - West, Inc. 851-6800.

A Rublin/Davis Development



Where there's a need, there's a way. The United Way.

Save a life. Learn CPR.

American Red Cross. Together, we can change things.

MAPLEWOODS II TAKE A RIDE TO OUR FINAL PHASE WE'VE SAVED THE BEST FOR LAST.

- Exciting new models and a new selection of gorgeous wooded lots
- Winding sidewalks throughout subdivision
- Gourmet kitchens, luxurious bathrooms and soaring ceilings.
- West Bloomfield schools
- Prices starting at \$244,000

Hours: Daily 12-5 p.m.
Closed Thursday
PHONE 851-9898