

From: Radina, Travis <TRadina@a2gov.org>
Sent: Friday, March 15, 2024 10:56 AM
To: Ann Arbor Renter's Commission <RentersCommission@a2gov.org>
Subject: Fwd: Rental "Waitlist"

FYI re: the constituent email we received. I reached out to Oxford directly to inquire and got the following response.

While this was still a large sum of money pre-tenancy, in this case it appears that 100% of the funds were refunded within 3-4 days after first contacting the prospective tenants to try to find other similar accommodations.

—

Travis Radina
Mayor Pro Tem | Councilmember, Ward 3
(he | him | his)

From: Jeff Hauptman
Sent: Friday, March 15, 2024 10:48 AM
To: Radina, Travis <TRadina@a2gov.org>
Cc: Katie Vohwinkle (she/her); Joe Mifsud
Subject: RE: Rental "Waitlist"

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Travis,

Thank you for reaching out. After speaking to the multifamily team, I can share with you the following:

1. In November we accepted a deposit for a reservation on 209 Thayer. Those funds are maintained in a 0% interest security deposit account by law.
2. On March 10th (Sunday) we received notice from the current tenant that they wished to renew.
3. On March 11th (Monday) we contacted the applicant to let them know that the apartment would not be available.
4. Note: Per City ordinance, property owner is not allowed to sign leases for 150 days prior to current lease expiration (which, in this case, is March 12, 2024). This is the impact of current law: Existing tenants are allowed to wait until the last minute to renew, thereby putting future tenants at risk of exactly this issue.
5. Also on March 11th, we let the applicant know of other options in an attempt to prioritize their needs.
6. On March 14th the full deposit and application amounts were 100% refunded.

If you eliminate reservations, you force new tenants to begin the leasing process of leasing their apartment in mid-March. That means that, along with being near the end of the school year, they have to do a mad rush for housing along with tens of thousands of other students.

Thanks,
jh

Jeff Hauptman
Oxford Companies
734-747-6000

From: Radina, Travis <TRadina@a2gov.org>
Sent: Thursday, March 14, 2024 10:46 PM
To: Jeff Hauptman
Subject: Fwd: Rental "Waitlist"

[Caution: External Sender]

Good evening, Jeff.

Is this something you or someone on your team could look into for me, please?

This message was sent to me and the Renters Commission earlier this evening.

Travis

—

Travis Radina
Mayor Pro Tem | Councilmember, Ward 3
(he|him|his)

From: [REDACTED]
Sent: Thursday, March 14, 2024 8:33:14 PM
To: RentersCommision@a2gov.org <RentersCommision@a2gov.org>; Radina, Travis <TRadina@a2gov.org>
Subject: Rental "Waitlist"

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Hello,

I wanted to relate the experience of my daughter and her four friends who are students at the University of Michigan. The 5 students began looking to rent a house in Nov 2023 by looking at online postings. They found a listing from Oxford Companies and contacted them to express their interest. The communication resulted in the 5 students paying a

7,500\$ "security deposit" and a 1,000\$ "application fee". They had to complete an application and submit the name and information of a guarantor for each of them. This payment was made around Nov 27th 2023. I wrote a check for my daughter's portion (1,4,92.60\$) and was told to make it out to the owner of the house (Jan M. Haynes).

On Monday March 11th, the students were informed that the current tenants would be resigning the lease and they would not be able to rent the house. I asked my daughter to request an immediate refund of the payment made in November. She was told they will mail one check for the total amount and we are now waiting for that to arrive.

I am very disturbed that Oxford Company is operating in this manner and essentially securing huge sums of money that they can freely use for short-term investments at high interest rates before returning the money to the people "waiting" to lease one of their houses. This is profit for Oxford Company and seems to be potentially illegal to me.

Please let me know if there is additional information I can provide or if you have suggestions on how to get our money back as quickly as possible now that she is looking again for a rental and we will have to provide a security deposit any time in the near future.

Thank you,

[REDACTED]