

## **REQUEST FOR PROPOSALS FOR REAL ESTATE BROKER SERVICES**

The Housing and Redevelopment Authority of St. Cloud, Minnesota (HRA) is seeking proposals from real estate brokers to sell property owned by the HRA. The intent of this RFP is to have a broker enter into a Professional Services Contract with the HRA for real estate brokerage services as outlined below.

The HRA will accept submission until May 7, 2026. All proposals, questions, and correspondence should be directed to: Shannon Adamski, Neighborhood Program Specialist, 1225 W. St. Germain St, St. Cloud, MN 56301, [sadamski@stcloudhra.com](mailto:sadamski@stcloudhra.com) , (320) 202-3179.

### **OBJECTIVES:**

The HRA has partnered with the St. Cloud Technical & Community College Carpentry program in building a four-bedroom home at 152 19<sup>th</sup> Ave N, St. Cloud. The HRA's mission is to strengthen neighborhoods and provide affordable housing for low-to-moderate income families.

With these objectives in mind, we are searching for a broker who can partner with us and provide marketing that will reach the general public, sell the home quickly and set the commission rate at the lowest rate possible in order to keep the price affordable for a household that is below 115% area median income.

### **TERMS AND CONDITIONS:**

The successful broker shall agree to contract with the HRA to do the following: analyze the market for sale of the property, develop strategy for the sale of the property, negotiate with potential buyers on behalf of the HRA, coordinate a real estate appraisal, coordinate the closing with the HRA and handle customary activities and services associated in the normal course of business with real estate transactions.

Respondents to this RFP shall have the following qualifications: must be licensed and in good standing the State of Minnesota, must be knowledgeable in the local real estate market and have a minimum 5 years of experience with residential property.

The contract period for the successful broker/firm will be from the date of the award through September 1, 2026.

### **REQUIRED PROPOSAL CONTENT:**

1. Letter of introduction by realtor, including years in real estate
2. Realtor qualifications and license
3. Commissions, costs, fees to seller
4. Initial proposed listing price for the property
5. Any additional information or attachments you feel is pertinent to the sale of the property

The HRA is an Equal Opportunity Employer and Drug Free Workplace.

**152 19<sup>th</sup> AVE N, ST. CLOUD**

New Construction

Lot Size: Approximately 59 x 125 sq. ft.

1 Story with finished basement – 1,464 (1 story) finished sq. ft. 2,764 sq. ft. with basement

4- bedroom (2 main/2 basement)

3-bathroom (2main/1 basement)

Central Air

Gas Heat

2-stall detached garage (624 sq. ft.)