

TERM OF CONTRACT: ONE (1) YEAR		
NUMBER OF RESPONDENTS:	2	
NAME OF BIDDER	COMEGNO LAW FROUP, P.C.	GOLDENBERG, MACKLER, SAYEGH, MINTZ, PFEFFER, BONCHI & GILL
ADDRESS	521 PLEASNT VALLEY AVENUE	660 NEW ROAD - SUITE 1A
CITY, STATE, ZIP	MOORESTOWN, NEW JERSEY 08057	NORTHFIELD, NEW JERSEY 08225
CONTACT NAME	JOHN B. COMEGNO II, ESQUIRE	KEITH A. BONCHI
TELEPHONE	856-234-4114	609-646-0222
FAX	856-234-4262	609-646-0887
E-MAIL	jcomegno@comegnolaw.com	kbonchi@gmslaw.com
STOCKHOLDER DISCLOSURE STATEMENT	INCLUDED	INCLUDED
REQUIRED EVIDENCE EEO/AFFIRMATIVE ACTION REGULATIONS QUESTIONNAIRE	INCLUDED	INCLUDED
ACKNOWLEDGEMENT OF RECEIPT OF ADDENDA	INCLUDED	INCLUDED
NJ BUSINESS REGISTRATION CERTIFICATE	INCLUDED	INCLUDED
NON-COLLUSION AFFADAVIT	INCLUDED	INCLUDED
AFFIRMATIVE ACTION STATEMENT	INCLUDED	INCLUDED
AMERICANS WITH DISABILITIES ACT OF 1990 LANGUAGE	INCLUDED	INCLUDED
CERTIFICATION AND DISCLOSURE OF POLITICAL CONTRIBUTIONS	INCLUDED	INCLUDED
DISCLOSURE OF INVESTED ACTIVITIES IN IRAN	INCLUDED	INCLUDED
EIC	CERT#5987 EXP.6/15/2020	CERT#14694 EXP. 6/15/2017
60-DAY EXTENSION COMPLIANCE	YES	YES
EXCEPTIONS (IF ANY)	NONE	NONE
CERTIFICATE OF INSURANCE	REQUIRED FROM AWARDED VENDOR	REQUIRED FROM AWARDED VENDOR
W-9	INCLUDED	INCLUDED
WILLING TO PROVIDE PRIORITY EMERGENCY SERVICES	YES	YES
HOURLY RATE	SEE ATTACHED BREAK-DOWN OF PRICING	SEE ATTACHED BREAK-DOWN OF PRICING
FATAL FLAW	NONE	NONE

(2) Attorney Fee Per Property:

- If tax sale certificate is redeemed prior to the institution of the Foreclosure Complaint: Five Hundred Fifty (**\$550.00**) per tax sale certificate.
- If tax sale certificate is redeemed after the filing of the Foreclosure Complaint, but prior to Final Judgment: Six Hundred Fifty (**\$650.00**) per tax sale certificate.
- Any unredeemed tax sale certificate which is made a part of the Final Judgment: Seven Hundred Fifty (**\$750.00**) per tax sale certificate.

(3) Filing Fees:

- Foreclosure Complaint **\$250.00**
- Answer to Counterclaim, Crossclaim
Third Party Complaint **\$175.00**
- Motion or Order to Show Cause **\$ 50.00**
- Writ **\$ 50.00**
- Warrant of Satisfaction **\$ 50.00**
- Assignment **\$ 35.00**
- Recording Instruments not otherwise provided for **\$ 35.00**

(4) Recording Fees:

- Newspaper Publication Fee for Publication of Foreclosure Notice
***Varies depending on number of properties being foreclosed**

(5) Certificate of Regularity Fee per property: **\$219.00**

(6) Other Fees:

- Photocopying **\$.20 per page**
- Scanning **\$.10 per page**
- Faxing **\$.95 per page**
- Courier/delivery services
***Varies depending on when item needs to be delivered and to where**
- Mileage for court hearings **\$.565 per mile**

(7) Total Cost Per Property:

***Varies depending on when the tax sale certificate is or isn't redeemed and any challenge brought by the property owner.**

*Attorneys (Partners & Associates)***

<u>Services</u>	<u>Hourly Rate</u>
Bankruptcy Filings, Court Appearance, Preparation/Filing of Motion or Response to Motion, etc.	\$175.00

*Paralegals***

<u>Services</u>	<u>Hourly Rate</u>
Bankruptcy Filings, Preparation/Filing of Motion or Response to Motion, etc.	\$ 85.00

Following is a list of professional references:

Vincent A. Belluscio, Executive Director
Tax Collectors and Treasurers Assn. of NJ
514 Harrison Avenue
Roselle, NJ 07203
(908) 245-1061 (Ph)
(908) 245-9006 (Fx)

William Dressel, Executive Director
New Jersey State League of Municipalities
222 West State Street
Trenton, NJ 08608
(609) 695-3481 (Ph) (609) 695-0151 (Fx)

Myron C. Weinstein, Esq. (former Chief of the Foreclosure Unit in Trenton)
Garden State Legal Services Corp.
1239 Parkway Ave., Suite 100
West Trenton, NJ 08628
(609) 530-4333 (Ph) (609) 530-4335 (Fx)

B. Price proposal.

Title search fee per property:	\$190-\$200
Attorney fee per property (tax sale certificate):	\$500
Filing and recording fees per property (estimated):	The filing fee for the Complaint is \$25 for the first twenty-five tax sale certificates and fifty cents for each tax sale certificate thereafter. The cost of recording the <i>in rem</i> foreclosure Complaint with the County Clerk is \$8, plus if the County utilizes the homeless fee it is another \$3 for a total of \$11, which is divided between the number of tax sale certificates in the foreclosure. In addition, there will be a fee to record the Final Judgment, which is the same \$8 fee.

Advertising fee:	The advertising fee varies by county and depending upon the size of the <i>in rem</i> list. I would estimate it to be \$500, but it could go higher depending upon the paper that is used and the number of tax sale certificates within same.
Certificate of Regularity fee per property:	\$219 divided among the various tax sale certificates.
Other fees and costs necessary to complete the foreclosure work (i.e. photocopying, postage, etc.)	Photocopying is ten cents per copy and postage is actual cost. The actual postage varies depending upon how many people must be served.
Total (estimated) cost per property which includes all of the fees and costs:	We would estimate that between the \$500 legal fee and costs per line item, the amount usually averages approximately \$800-\$900 per tax sale certificate.

In the event a matter became contested, all attorneys would agree to accept the blended rate of \$200.00 per hour. Paralegals would bill at the rate of \$125.00 per hour.

C. History and experience of firm or attorney conducting foreclosures.

This law firm has the ability to complete *in rem* foreclosures and resolve issues involving tax liens in a timely manner. This is because we have individuals in our law firm who already know how to do this work, and therefore, we are not learning in your municipality. We have performed *in rem* foreclosures for several other municipalities and have been able to perform same on a timely basis. First, Keith A. Bonchi, Esquire has been doing foreclosure related work for twenty-five years. My chief paralegal, Sharon Lorenzini, has been doing this work for 50 years. Sharon has assistants to help her in this matter and I have associates to do this work. As it relates to issues involving the Tax Sale Law, we have the expertise on staff to answer most questions without having the necessity of doing legal research. Again, we would not be learning on the City of Trenton, but rather using our experience to assist the City of Trenton and complete matters in a timely manner.

I am a full-time attorney. I work with two other attorneys, Francis J. Ballak, Esquire and Matthew S. Maisel, Esquire. These attorneys are also available to assist me in these matters. As set forth above, my office regularly engages in performing *in rem* foreclosures for municipalities on a regular basis. I represent municipalities as Special Counsel and regularly appear in all bankruptcy courts within the state of New Jersey. In addition to the above, I have trained paralegals as it relates to performing *in rem* foreclosures.