

Latitude Concierge Program

A Complimentary Architectural Resource for Our Real Estate Partners

At Latitude Architecture, we believe the best real estate decisions begin with informed conversations. That's why we created the Latitude Concierge Program, an exclusive service that gives your clients direct access to an experienced architect before they purchase a home. Whether they're considering a renovation, an addition, or simply wondering if a property has the potential to become their dream home, we're here to help answer those questions early in the process.

Complimentary Architectural Feasibility Walkthrough

This on-site consultation is designed to help clients understand a property's overall potential. During the walkthrough, we'll:

- *Listen to the client's goals, vision, and priorities.*
- *Evaluate the property's overall renovation or addition potential.*
- *Identify major site, zoning, or existing building considerations that could impact a future project.*
- *Discuss the architectural process and outline what would be involved in moving a project forward.*
- *Answer general questions so clients can make a more informed decision before purchasing.*

Our goal is to provide professional architectural insight not to develop design solutions or perform a detailed feasibility study during the complimentary visit but enough information for your client to make a more confident purchasing decision.

Local Knowledge That Matters

Because we work extensively throughout New England we're familiar with the zoning bylaws, permitting requirements in many of the communities we serve.

We can often identify issues before your client is committed to a Purchase & Sale Agreement, including:

- *Setback and dimensional limitations*
- *Lot coverage and Floor Area Ratio (FAR)*
- *Height restrictions*
- *Historic District and Conservation Commission regulations*
- *Wetland and floodplain considerations*
- *Existing nonconforming conditions*
- *Potential permitting challenges*

Our goal is simple: help your clients understand what's possible before they buy, not after.

What Happens Next?

Following the complimentary walkthrough, clients are equipped with a clearer understanding of the property's opportunities, limitations, and overall renovation potential. Whether they decide to move forward with the purchase, continue their home search, or reconsider the property altogether, they'll be making that decision with professional architectural insight not assumptions.

If they purchase the home and decide to renovate, expand, or reimagine the property, we're happy to continue the conversation. At that time, we'll meet with them to discuss their goals in greater detail and, if appropriate, prepare a customized proposal for architectural services tailored to their project.

Our priority is to help clients make informed decisions while strengthening the level of service our real estate partners provide. When the timing is right, we're here to guide clients through the architectural design, permitting, and construction process but only after they've found the right home.

Most successful projects begin with a conversation not a set of drawings. Our complimentary walkthrough is simply the first step in understanding the property's potential, building a relationship with the client, and establishing the foundation for a successful project.

A True Referral Partnership

Our Concierge Program is built on long-term relationships.

You refer clients who need architectural insight before purchasing a home, and we'll refer clients back to you whenever they're preparing to buy, sell, relocate, or need an experienced real estate professional they can trust.

By working together, we're able to provide a higher level of service that benefits everyone involved.

Our Commitment

Our mission is to help your clients buy with confidence while helping you differentiate your services in an increasingly competitive market.

When your clients have questions about what's possible, they won't have to guess they'll have an architect on their team before they even own the home.

Helping clients see the potential before they make the investment.