



MLS # 70598259 - Active
Condo - Garden

5 Drummer Road - Unit C4
Acton, MA 01720
Middlesex County

List Price: \$162,000

Total Rooms: 5
Full/Half/Master Baths: 1/0/No
Unit Placement: Middle
Grade School: Choice of 5
High School: ABRHS

Bedrooms: 2
Fireplaces: 0
Unit Level: 2
Middle School: ABRJHS

Directions: High to Parker to Drummer or School to Parker to Drummer

Remarks

Beautiful, spacious 2 bedroom on 2nd floor with windows abound on 3 sides for lots of light! Enjoy views of the tennis courts from the kitchen to the openness of the dining and living area. Neutral decor; easy to maintain with Hardwoods and tile throughout - great for allergy sufferers! Nice size bath with jacuzzi tub. All newer windows (2003). Condo fee includes heat and hot water. Great commuter location, only minutes from the train station and Rte 2.

Property Information

Approx. Living Area: 842 sq. ft. (\$192.40/sq. ft.) Approx. Acres: Garage Spaces: 0 --
Living Area Includes: Heat Zones: Gas Parking Spaces: 2 Off-Street, Assigned
Living Area Source: Field Card Cool Zones: Wall AC # of Living Levels: 1
Living Area Disclosures:

Complex & Association Information

Complex Name: Parker Village Units in Complex: 72 Complete: Yes Units Owner Occupied: Source:
Association: Yes Fee: \$294 Fee Includes: Heat, Hot Water, Gas, Water, Sewer, Master Insurance, Swimming Pool, Laundry Facilities, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Refuse Removal

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	2	15x13	Hard Wood Floor
Dining Room:	2	10x10	Ceramic Tile Floor
Kitchen:	2	13x7	Ceramic Tile Floor
Master Bedroom:	2	13x13	Hard Wood Floor
Bedroom 2:	2	12x12	Hard Wood Floor
Bath 1:	2		Ceramic Tile Floor

Features

Area Amenities: Public Transportation, Shopping, Swimming Pool, Tennis Court
Appliances: Range, Dishwasher, Refrigerator
Association Pool: Yes Inground
Assoc. Security: Intercom
Basement: No
Beach: No
Construction: Frame
Exterior: Brick
Flooring: Wood, Tile
Interior Features: Cable Available, Intercom
Management: Professional - On Site
Pets Allowed: No
Roof Material: Asphalt/Fiberglass Shingles
Sewer and Water: City/Town Water
Waterfront: No

Other Property Info

Adult Community: No
Disclosure Declaration: No
Disclosures: appliances "as is" condition, buyer to assume betterment \$30/month
Exclusions: child's decorative curtains in bedroom
Lead Paint: Unknown
UFFI: Unknown Warranty Available:
Year Built/Converted: 1968/
Year Built Source: Public Record
Year Built Desc: Actual
Year Round:

Tax Information

Pin #:
Assessed: \$175,900
Tax: \$2571.66 Tax Year: 2007
Book: 39664 Page: 292
Cert:
Zoning Code: Res
Map: Block: Lot:

Office/Agent Information

Listing Office: Acton Real Estate Co., Inc. (978) 263-1166
Listing Agent: Carolyn Geoffrion (508) 574-5868
Team Member:
Sale Office:

Compensation
Sub-Agent: Not Offered
Buyer Agent: 2.5
Facilitator: 0

Sale Agent:

Listing Agreement Type: **Exclusive Right to Sell**

Entry Only: **No**

Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**

Showing: Buyer-Agent: **Call List Office, Owner, Lock Box, Sign**

Showing: Facilitator: --

Special Showing Instructions: **2 hr notice please,must speak w/ owner; small child**

Firm Remarks

2 hour notice please,must speak w/ owner; small child:

Market Information

Listing Date: **6/14/2007**

Listing Market Time: MLS# has been on for **66** day(s)

Days on Market: Property has been on the market for a total of **66** day(s)

Office Market Time: Office has listed this property for **66** day(s)

Expiration Date:

Original Price: **\$162,000**

Off Market Date:

Sale Date:

Market History for 5 Drummer Road U:C4, Acton, MA 01720

MLS #	Date			DOM	Price
70598259	6/14/2007	Listed for \$162,000	Carolyn Geoffrion	66	\$162,000
Market History for Acton Real Estate Co., Inc. (D95041)				66	
Market History for this property				66	

Acton Community Housing Corporation

Nancy Tavernier, Chairman

(ntavern@comcast.net)

TOWN OF ACTON

Acton Town Hall

472 Main Street

Acton, Massachusetts, 01720

Telephone (978) 263-9611

achc@acton-ma.gov

5 Drummer Rd. Condo Unit C-4

Selling price: \$110,000

Downpayment minimum, 3% (\$3300) ½ of this must be your own funds (\$1650)

Here are some of the details for you to consider:

- 1. After you view the units, you will have a week to make a decision whether to buy a unit**
- 2. ACHC has already done the inspections of the unit. The home inspector said this is a very good unit and found very little wrong with it. The electrical panel will be replaced by the owner and ACHC prior to Closing. The state DHCD has approved the unit. This will make it officially affordable, which means it will have a deed rider preserving the affordable price into the future when and if you decide to re-sell.**
- 3. The ACHC signed the Purchase and Sale agreement on Sept. 19 with a nominee clause allowing us to find a buyer.**
- 4. You will get a mortgage and have it approved by DHCD (state housing agency). Your pre-approval letter was from the Citizens Bank, you can choose to go with the same bank.**
- 5. Your income and asset information has been approved by ACHC during the Davis application process and your mortgage will have to be approved by DHCD.**
- 6. The Closing date, when you take ownership, is scheduled for Oct. 30 but that date can be earlier if everything goes smoothly and you are ready or later since you are being notified later than expected.**
- 7. If you decide to buy the unit, you will be expected to make a deposit of \$1650 which is 1 1/2% of the selling price of \$110,000. You will need to come up with another \$1650 at closing and will be expected to fund part of the Closing costs. ACHC will share the expenses of Closing by helping to pay for the lawyer. These are details to work out. You just need to anticipate your moving and closing expenses and make plans for them.**

Acton Ready Buyer List and Condominium Buy Down Program

LOTTERY APPLICATION

Application Deadline: July 20, 2007

For Office Use Only:

Date Appl. Rcvd: 7/5/07

LOCAL Pool: Y/N

Household Size: 3

Lottery Code: LGD

PERSONAL INFORMATION:

Name: LAURA ANNE GEDICK Date: 6-30-07

Address: 2 TOWNHOUSE LN. #9 Town: ACTON Zip: 01720

Home Telephone: [REDACTED] Work Telephone: [REDACTED] SS#: [REDACTED]

Cell Phone: [REDACTED] Email: Laura.g51@verizon.net

Have you ever owned a home? NO If so, when did you sell it? _____

Do you meet any of the Local Preference Eligibility Criteria established by the Acton Community Housing Corporation? yes
Please check the appropriate category below*:

- Current Acton Resident
- Parent or non dependent child of current Acton Resident
- Employed by the Town of Acton
- Employee working in the Town of Acton

*Proof of local residency will be verified if you have the opportunity to purchase.

FINANCIAL WORKSHEET: (Include all Household Income, which includes gross wages, retirement income (if drawing on it for income), business income, veterans' benefits, alimony/child support, unemployment compensation, social security, pension/disability income, supplemental second income and dividend income.)

Borrowers Monthly Base Income (Gross) 2805
Other Income, specify SSI death benefits - children 2102
Co-Borrowers Monthly Base Income (Gross) _____
Other Income, specify _____

TOTAL MONTHLY INCOME: 4907

Household Assets: (This is a partial list of required assets. A complete list will be provided should you have an opportunity to purchase. Complete all that apply with current account balances)

Checking (avg balance for 6 months) 3275
Savings 12200
Stocks, Bonds, Treasury Bills, CD or Money Market Accounts and Mutual Funds 6700
Individual Retirement, 401K and Keogh accounts 700
Retirement or Pension Funds (amt you can w/d w/o penalty) _____
Revocable trusts _____
Equity in rental property or other capital investments _____
Cash value of whole life or universal life insurance policies 5000
Downpayment Gift 7000

TOTAL HOUSEHOLD ASSETS 34,875 *

Monthly Installment Loans (Car, Student, Personal, etc.)* Rent 1228
Revolving Credit (Credit Cards) Use 5% of Balances 287

TOTAL MONTHLY OBLIGATIONS: 2515

(Please complete reverse side)

* I have accrued \$6500 with the Acton Housing Authority to be given to me when I move out of their unit for closing costs, etc.

EMPLOYMENT STATUS: (include for all working household members. Attach separate sheet, if necessary.)

Employer: Concord Orthopedics, Inc. Hebena Cohen, CPA
 Street Address: 240 Baker Ave. 2 Townhouse Ln. # 11
 City/State/Zip: Concord, MA 01742 Acton, MA 01720
 Date of Hire (Approximate): 10/11/01 7106 6,000/yr
 Annual Wage - Base: 27,294
 Additional: end of year (Bonus, Commission, Overtime, etc.)
2006
258

ABOUT YOUR HOUSEHOLD: (Optional)

You are requested to fill out the following section in order to assist us in fulfilling affirmative action requirements. Please be advised that you should fill this out based upon family members that will be living in the condominium. Please check the appropriate categories:

	Applicant	Co-Applicant	(#) of Dependents
White	<u>Laura</u>	<u> </u>	<u>2</u>
African American	<u> </u>	<u> </u>	<u> </u>
Hispanic/Latino	<u> </u>	<u> </u>	<u> </u>
Asian or Pacific Islander	<u> </u>	<u> </u>	<u> </u>
Native American or Alaskan Native	<u> </u>	<u> </u>	<u> </u>
Cape Verdean	<u> </u>	<u> </u>	<u> </u>

The total household size is 3 (This is very important to determine the maximum allowable income for your household.)

Household Composition Name Richard Jr Relationship SON Age 17
 (including applicant(s)) Name Christina Relationship daughter Age 15
 Name Relationship Age
 Name Relationship Age

ADDITIONAL INFORMATION:

The MAXIMUM allowable annual income is as follows:

Household Size	1	2	3	4	5	6
Max Allowable Income	\$46,300	\$52,950	\$59,550	\$66,150	\$71,450	\$76,750

These income limits are FIRM and cannot be adjusted. Please be advised that the income to be used should include income for all members of the household that are to be residing in the home. Applicants will be responsible for all closing costs and downpayments associated with the purchase of a unit.

SIGNATURES:

The undersign warrants and represents that all statements herein are true. It is understood that the sole use of this application is to establish the preliminary requirements for placement into a lottery to have an opportunity to purchase an affordable condominium through the Acton Ready Buyer List and Condominium Buy Down Program. I (we) understand if selected all information provided shall be verified for accuracy at the time of bank application.

Signature Laura Q. Gedich Date: 6-30-07
 Applicant(s)

Signature Date:
 Co-Applicant(s)

Based upon the preliminary information provided, it is my judgment that the applicant should be allowed to participate in the lottery through Acton Ready Buyer List and Condominium Buy Down Program. If selected all information provided shall be verified for accuracy at the time of bank application.

Signature Maureen O'Hagan Date: 7/30/07
 Certifying Agent (MCO Housing Services)

Return with signed Affidavit & Disclosure Form and mortgage pre-approval letter to:
 MCO Housing Services, P.O. Box 372, Harvard, MA 01451

Acton Ready Buyer List and Condominium Buy Down Program

Affidavit & Disclosure Form

I/We understand and agree to the following conditions and guidelines regarding the distribution of the affordable condominiums through the Acton Ready Buyer List and Condominium Buy Down Program through the LIP Action Units program in Acton, MA:

1. My annual household income for my family does not exceed the allowable limits as follows:

Household Size	1	2	3	4	5	6
Max Allowable Income	\$46,300	\$52,950	\$59,550	\$66,150	\$71,450	\$76,750

Income from all household members must be included.

2. I/We have not individually or jointly owned a single family home, town home, condominium or co-op as a principal residence within the past three (3) years. Exception for displaced homeowners.
3. I/We certify that my/our total assets do not exceed the \$50,000 asset limit. I/we understand retirement accounts are counted.
4. The household size listed on the application form includes only and all the people that will be living in the residence.
5. I/We certify all data supplied on the application is true and accurate to the best of my/our knowledge and belief under full penalty of perjury. I/We understand that perjury will result in disqualification from further consideration.
6. I/We understand that by being selected in the lottery does not guarantee that I/we will be able to purchase a unit. I/We understand that all application data will be verified and additional financial information will be required, verified and reviewed in detail prior to purchasing a unit.
7. I/We understand that it is my/our obligation to secure the necessary mortgage for the unit purchase through a bank experienced with first time homebuyer programs. All expenses, including closing costs and down payments, are my responsibility.
8. I/We further authorize MCO Housing Services to verify any and all income, assets and other financial information, to verify any and all household, resident location and workplace information and directs any employer, landlord or financial institution to release any information to MCO Housing Services and consequently the project's monitoring agency, for the purpose of determining income eligibility for Acton Ready Buyer List and Condominium Buy Down Program.
9. I/We understand that if selected I/we will be offered a specific unit. I/We will have the option to accept the available unit, or to reject the available unit. If I/we reject the available unit I/we will move to the bottom of the waiting list and will likely not have another opportunity to purchase the offered affordable unit through the Acton Ready Buyer List and Condominium Buy Down Program.
10. Program requirements are established by DHCD and Acton Community Housing Corporation and are enforced by the Projects Monitoring Agent. I/We agree to be bound by whatever program changes that may be imposed at any time throughout the process. If any program conflicts arise, I/we agree that any determination made by the Monitoring Agent is final.

I/We have completed an application and have reviewed and understand the process that will be utilized to distribute the condominiums through the Acton Ready Buyer List and Condominium Buy Down Program. I/We am qualified based upon the program guidelines and agree to comply with applicable regulations.

Laura J. Gedich
Applicant

Co-Applicant

6-30-07
Date

Return with completed application and mortgage pre-approval to:

MCO Housing Services
P.O. Box 372
Harvard, MA 01451

CCO Mortgage Corp.
59 Bobala Road
Holyoke, MA 01040

CCO Mortgage Corp. Approval Credit Terms

Borrower Names:
LAURA GEDICK

Property Address:
TO BE DETERMINED

2 TOWNHOUSE LN Apt. # 9
ACTON, MA 01720-

**THIS PRE-APPROVAL IS NOT VALID FOR
REFINANCE TRANSACTIONS**

** corrected gift amount*

7/3/07

Dear Applicant(s):

CCO Mortgage Corp. is pleased to approve you for either a loan amount of **\$92,400.00** or a maximum monthly housing payment of **\$1,126.46** (including taxes and insurance). The loan amount and monthly housing payment are based on a Sales Price of **\$120,000.00**, an Appraised Value of **\$120,000.00**, and a Loan-To-Value of **77.000%**.

This approval is for credit purposes only and is valid through **08/31/2007**. If you need to extend your approval beyond this date, updated information may be necessary. If there is any change in your income, credit or asset status as you have provided it to us, **CCO Mortgage Corp.** reserves the right to review any change and base our decision on the new information. Listed below are the conditions of approval that will apply once you have found a property. Documentation to verify the following will be required.

- 1. Telephone Verification of Employment
- 2. Private Mortgage Insurance
- 3. Payoff Debts (please list debts and amounts)

Name:	Amt: \$0.00
- 4. Fully executed Gift Letter for **\$7,000** with evidence of acceptable donor and transfer/receipt of funds.
- 5. Sale of previous home documentation, showing proceeds of **\$0.00**
- 6. Satisfactory landlord/mortgage history
- 7. Source of downpayment deposit
- 8. Asset documentation to show sufficient funds to close plus reserves (if required)
- 9. Income documentation to support earnings as shown on your application.
- 10. Other:
 - Subject to approval of 1st and 2nd Mtg (\$24,000) by MassHousing SS Program.
 - Subject to completion of Homebuyer Counseling with receipt of certificate.
 - Subject to receipt of documentation confirming release of tax lien.
 - Qualification calculated on 40 hr week with primary employer + PT employment.

The final approval is subject to a complete sales contract when you find a home, a satisfactory appraisal of the property and updating the information you have provided with supporting documentation.

Thank you for selecting CCO Mortgage Corp. for your home mortgage needs.

Lynda L. D'Orlando
Lynda L. D'Orlando, Mortgage Officer

Acton Community Housing Corporation

Nancy Tavernier, Chairman

(ntavern@comcast.net)

TOWN OF ACTON

Acton Town Hall

472 Main Street

Acton, Massachusetts, 01720

Telephone (978) 263-9611

achc@acton-ma.gov

5 Drummer Rd. Condo Unit C-4

Selling price: \$100,000

Downpayment minimum, 3% (\$3000) ½ of this must be your own funds (\$1500). The balance cannot be part of the mortgage but it can be a gift.

Here are some of the details for you to consider:

1. After you view the units, you will have until November 5 to make a decision whether to buy the unit. Please contact Nancy at the above email or phone with your decision.
2. ACHC has already done the inspections of the unit. The home inspector said this is a very good unit and found very little wrong with it. The electrical panel will be replaced by the owner and ACHC prior to Closing. The state DHCD has approved the unit. This will make it officially affordable, which means it will have a deed rider preserving the affordable price into the future when and if you decide to re-sell.
3. The ACHC signed the Purchase and Sale agreement on Sept. 19 with a nominee clause allowing us to find a buyer. We will formally nominate you as a buyer if you decide to purchase the unit.
4. You will get a mortgage and have it approved by DHCD (state housing agency). The mortgage has to meet the DHCD guidelines. Calling any of the banks on the list provided you will be the most efficient way to get the mortgage. ACHC and its consultant Maureen O'Hagan of MCO Housing Services (978)456-8388 will assist you with this step.
5. You will be asked to submit final financial information (3 years tax returns, 5 last pay stubs, 3 months bank statements, etc) to Maureen O'Hagan. She will contact you to review and approve your income and asset information and submit it to DHCD for final approval. Your mortgage will also have to be approved by DHCD. Maureen will make these submittals to DHCD.
6. The Closing date, when you take ownership, is scheduled for no later than December 8 but

that date can be earlier if everything goes smoothly and you are ready or can be negotiated for a later date if required.

7. If you decide to buy the unit, you will be expected to make a deposit of \$1500 which is 1 1/2% of the selling price of \$100,000 when you sign the P&S, as soon after November 5 as possible. You will then have 21 days to get a mortgage. You will need to come up with another \$1500 at Closing to cover the deposit in addition to the balance of up to \$97,000. ACHC will share the expenses of Closing by helping to pay for the lawyer. You will be expected to pay for the recording fees and perhaps the lender's lawyer. These are details to be worked out. You need to plan for your moving and closing expenses.

Acton Community Housing Corporation

Nancy Tavernier, Chairman

TOWN OF ACTON

Acton Town Hall

472 Main Street

Acton, Massachusetts, 01720

Telephone (978) 263-9611

achc@acton-ma.gov

TO: Laura Anne Gedick
FROM: Nancy Tavernier, Chair
Acton Community Housing Corporation
SUBJECT: Nomination of buyer for 5 Drummer Rd. Unit C-4, Acton, MA
DATE: 11/6/07

This letter is to notify you that the Acton Community Housing Corporation has voted to nominate you, Laura Anne Gedick, as the buyer of the 2 bedroom condominium unit C-4 located at 5 Drummer Rd. in Parker Village, Acton, MA.

The ACHC has signed a Purchase and Sale agreement with the owners of the unit, which includes a nomination clause. This P & S is contingent on ACHC finding an income eligible buyer who would meet the requirements for a DHCD LIP Local Action Unit. You have been selected as an appropriate sized household of three, you were pre-approved as income and asset eligible, and you have not previously owned a home. Your name was on the Ready Buyer lottery list that ACHC maintains for up to 2 years.

The unit at 5 Drummer will be sold to you for \$100,000, it will be deed restricted with the DHCD approved LIP Universal Deed Rider that can be found at:
<http://www.mass.gov/dhcd/components/housdev/LIPdeed-rider.pdf>

The Acton Community Housing Corporation will be using Community Preservation Act funds to subsidize the purchase price of the unit bringing the price down from \$157,000 to \$100,000. You will be the first family to take advantage of our Condo Buydown program.

Once we issue the official document of nomination and you sign the P&S, you will have 21 days to obtain a mortgage that meets the LIP mortgage standards as detailed in the LIP Guidelines.

New mortgage loans for LAUs must meet the following minimum standards:

- The loan must have a fixed interest rate through the full term of the mortgage (30 years).
- The loan must have a current fair market interest rate.
(No more than 2 percentage points above the current MassHousing rate*)
- The loan can have no more than 2 points.
- The buyer must provide a down payment of at least 3% - half of which must come from the buyer's own funds.

*MassHousing: (617) 854-1000 or www.masshousing.com

We look forward to working with you to finalize this transaction and we welcome you to your first home in Acton.

Drummer 2-BR

Purchase Price Limits	
Housing Cost:	
Sales Price	\$100,000
3% Down payment	\$3,000
Mortgage	\$97,000
Interest rate	6.70%
Amortization	30
Monthly P&I Payments	\$625.92
Tax Rate	\$14.62
monthly property tax	\$122
Hazard insurance	\$33
PMI	\$63
Condo/HOA fees (if applicable)	\$294
Monthly Housing Cost	\$1,138
Necessary Income:	\$45,525
Household Income:	
# of Bedrooms	2
Sample Household size	5
80% AMI/"Low-Income" Limit	\$71,450
Target Housing Cost (80%AMI)	\$1,786
10% Window	\$51,925
Target Housing Cost (70%AMI)	\$1,298

Comments:

Sample affordable sale price for a 2-bdrm condo at Parker Village in Acton MA using the applicable (Boston - Cambridge - Quincy HMFA) regional 2006 income limit adjusted to the appropriate household size (i.e., 5-person) and assuming the local tax rate of \$14.62 and a time-sensitive interest rate of 6.7%, approximately a quarter percent above the latest prevailing fixed 30-year rate as listed on Freddie Mac's interest rate survey. For sample purposes only, the price assumes a market condo/HOA fee of \$294/mo. which includes heat and hot water.

To: Laura Gedick <laurag51@verizon.net>
From: Nancy Tavernier <ntavern@comcast.net>
Subject: ACHC sharing of closing costs
Cc: Betty
Bcc:
Attached:

Hi Laura,

We have agreement on ACHC's contribution to closing costs, here is what we propose to pay for.

1. The lender lawyer, Mark Scheier, \$650.00. This is listed as the Settlement Fee for the first loan in the good faith estimate.
2. Lender's Title insurance for the first and second loans, \$254.10 + \$55.00 = \$309.10 *actual*
\$280.00
3. One half of your lawyer fees assuming the maximum charge of \$800, which would be a maximum of \$400 covered by ACHC.

Total assistance with Closing Costs: \$1359.10. - *1330.00*

Each of these items will be invoiced to ACHC. I will contact Mark Scheier for exact quotes from him and the insurance company. You will need to get an invoice for ACHC from your lawyer that is half of what he is charging you. This does not necessarily need to be done at closing, but rather whenever he has the bill ready for you.

Let me know if you have any questions.

Nancy

Acton Community Housing Corporation

Nancy Tavernier, Chairman

TOWN OF ACTON

Acton Town Hall

472 Main Street

Acton, Massachusetts, 01720

Telephone (978) 263-9611

achc@acton-ma.gov

TO: Mary Tripp, Citizens Bank
FROM: Nancy Tavernier, Chair
Acton Community Housing Corporation
SUBJECT: ACHC contribution to Closing Costs for Laura Gedick, 5 Drummer Rd.
Unit. C-4
DATE: December 4, 2007

The Acton Community Housing Corporation is using Community Preservation Act funds appropriated by the Town of Acton to subsidize the purchase price of a condominium unit at 5 Drummer Rd. bringing the price down from \$157,000 to \$100,000. Laura Gedick has been nominated by ACHC as the income eligible buyer for the first unit in our Condo Buydown Program. In addition to subsidizing the seller, the ACHC is sharing Closing Costs with each buyer in the program. Laura Gedick is the first buyer to take advantage of our Condo Buydown program.

ACHC has agreed to fund the following professional services for Laura Gedick.

1. Scheier & Katin Attorney Fee (1 st mortgage)	\$650.00
2. Scheier & Katin Attorney Fee (2 nd mortgage)	250.00
3. First Mortgage Title Insurance	180.00
4. Second Mortgage Title Insurance	100.00
TOTAL	\$1,180.00

This payment toward the Closing costs is reflected in the HUD Settlement Statement, line 206, prepared on December 4, 2007.

Thank you for working with ACHC in this important affordable housing program. I have attached the invoice for Scheier & Katin, P.C. for your files.

See Actc for full file

Bk: 50431 Pg: 17

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Bk: 50431 Pg: 17 Doc: DEED
Page: 1 of 20 12/05/2007 01:47 PM

SCHEIER & KATIN, P.C.
103 GREAT ROAD
ACTON, MA 01720

Quitclaim Deed

We, **DANIEL M. GROOSE and VONNY GROOSE**, of Acton, Middlesex County, Massachusetts for the consideration of ONE HUNDRED AND FIFTY-SEVEN THOUSAND AND 00/10 (\$157,000.00), of which ONE HUNDRED THOUSAND AND 00/100 (\$100,000.00) is the consideration for the purchase of the real estate paid by the grantee and FIFTY-SEVEN THOUSAND AND 00/100 (\$57,000.00) is being paid by the Acton Community Housing Corporation on behalf of the Grantee in consideration for the affordable housing restrictions set forth in the rider attached hereto

grant to **LAURA ANNE GEDICK**, an Individual, of Acton, Middlesex County, Massachusetts

with Quitclaim covenants

A certain parcel of land, with the building(s) and improvements thereon, situated at 5 Drummer Road, Unit C-4, Acton, Middlesex County, Massachusetts:

The Unit known as Unit No. C-4 (the Unit), Building C (the Building) in the Parker Village Condominium (the Condominium) situated on Parker Street in Acton, Massachusetts, and established pursuant to the Massachusetts General Laws, Chapter 183A by Master Deed dated April 23, 1981, and recorded with Middlesex South Registry of Deeds in Book 14270, Page 516. (The "Master Deed", as amended by First Amendment to Master Deed recorded June 30, 1981 in said Deeds in Book 14336, Page 353, and as may be further amended.

Said Unit contains approximately the number of square feet shown on the floor plans of the building filed simultaneously with said Master Deed, and on a copy of the portion of the plans attached to the First Unit Deed.

Said Unit is conveyed together with an undivided percentage interest in the common areas and facilities of the property ("Common Elements") as described in said Master Deed as being attributed to the Unit, as may from time to time be amended.

The post office address of the Unit is 5 Drummer Road, Unit C-4, Acton, Massachusetts 01720.

The Unit is more particularly described (1) in the Master Deed (2) such site and floor plans as have been recorded or filed therewith (3) in the first Unit Deed thereof and (4) copies of portions of such site and floor plans filed therewith. The Unit is conveyed together with an undivided 1.43139% interest in the common areas and facilities of the Condominium and the same 1.43139% interest in the Organization of Unit Owners known as Parker Village Condominium Trust (the Unit Owners Organization).

The Premises are conveyed subject to and together with the benefit of the provisions of (1) the provisions of M.G.L.A. Chapter 183A of the General Laws (Ter. Ed.) of the Commonwealth of Massachusetts (2) the provisions and matters set forth and/or referred to in the Master Deed (3)

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001

Property: 5 Drummer Road, Unit C-4
Acton, Massachusetts

Bk: 50431 Pg: 36

LOCAL INITIATIVE PROGRAM

RESALE PRICE CERTIFICATE

The undersigned Undersecretary of the Massachusetts Department of Housing and Community Development, the successor agency to the Executive Office of Communities and Development, a department duly organized and existing pursuant to Massachusetts General Laws Chapter 23B as amended by Chapter 19 of the Acts of 2007 with all powers of said executive office and department, or the Undersecretary's duly authorized designee, ("the Undersecretary") certifies as follows with respect to a certain deed rider annexed and made part of that certain deed from Vonny Groose and Daniel M. Groose ("Grantors") to Laura A. Gedick ("Grantee") dated 12-5-2007 recorded with the Middlesex South County Registry of deeds in Book _____ Page _____ (the "deed rider"):

1. The property referred to herein is the Property described in the deed rider. Property address is 5 Drummer Road, Unit C-4, Acton, MA 01720.
2. The Undersecretary has determined that the Resale Price Multiplier applicable to the Property is 1.21, which shall be used in determining the Resale Price for the Property. (The Resale Price Multiplier equals the original sale price of the Property divided by the area median income for a four-person household.)
3. The Undersecretary has determined that the terms of the purchase money loans for the sale of the Property, namely a 30-year, fixed rate first mortgage loan at 5.875% interest per year with 0 points paid at settlement and a 30-year, fixed rate second mortgage loan at 3.5% interest per year with 0 points paid at settlement, are in compliance with LIP requirements.
4. All defined terms used herein shall be defined as set forth in the deed rider unless otherwise defined herein.

Executed as a sealed instrument this 4th day of December, 2007.

The Undersecretary of the Department of Housing and Community Development

By: [Signature]
Catherine Racer, Associate Director
Duly Authorized Designee

COMMONWEALTH OF MASSACHUSETTS

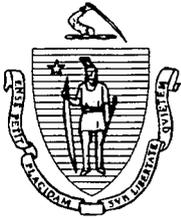
Suffolk: ss

On this 4th day of December, 2007, before me, the undersigned Notary Public, personally appeared Catherine Racer, the Associate Director of the Department of Housing and Community Development (DHCD) duly authorized designee of the Undersecretary, and proved to me, through satisfactory evidence of identification which was my personal knowledge, that she is the person whose name is signed on the foregoing Resale Price Certificate and acknowledged to me that she signed it voluntarily for its stated purpose and that it is the free act and deed of DHCD

REGISTRY OF DEEDS
SOUTHERN DISTRICT
ATTEST
[Signature]
REGISTER

[Signature]
Michelle Dick
Notary Public
My Commission Expires:

MICHELLE DICK
Notary Public
My Commission Expires:



Commonwealth of Massachusetts
**DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT**

Deval L. Patrick, Governor ♦ Timothy P. Murray, Lt. Governor ♦ Tina Brooks, Undersecretary

December 5, 2007

Mr. Mark Scheier, Esq.
Scheier & Katin, P.C.
103 Great Road
Acton, MA 01720

RE: Deed Rider and Resale Price Certificate – Laura A. Gedick

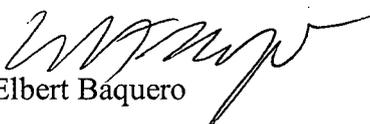
Dear Attorney Scheier:

With respect to the property located at **5 Drummer Road, Unit C-4, Acton, Massachusetts** in the Parker Village Condominium development to be sold to Laura A. Gedick, the Resale Price Multiplier has been set at **1.21**. Enclosed please find the original Resale Price Certificate and Deed Rider. The Deed Rider should be signed by the Grantor and Grantee. The Resale Price Certificate should be recorded with the Deed and the Deed Rider. **The Deed Rider must be specifically referenced in the Deed.**

These documents are provided to you on the condition that you will see to their execution, as necessary, and that you will provide copies of the recorded documents to the Department with recording information. Unless this condition is satisfied the documents are not to be used.

If you should have any further questions, please call me at 617-573-1508; fax number 617-573-1330.

Sincerely,


Elbert Baquero

Enc.

A. Settlement Statement

U.S. Department of Housing
And Urban Development

OMB Approval No. 2502-0265

B. Type of Loan

Conv. Unins.

6. File Number:
07-0825A

7. Loan Number:
0020560637

8. Mortgage Ins. Case No.:

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name and Address of Borrower:
Laura Anne Gedick, 2 Townhouse Lane, Apt. #2, Acton, MA 01720

F. Name and Address of Lender:
RBS Citizens, N.A.
One Citizens Plaza
Providence, RI, 02903

E. Name and Address of Seller:
Daniel M. Groose & Vonny Groose, 6 Spencer Road, Acton, MA 01720

Seller's TIN#: 017-68-3179 027-843163

G. Property Location:
Parker Village Condominium, 5 Drummer Road, Unit C-4
Acton, MA 01720

H. Settlement Agent:
Scheier & Katin, P.C.

Place of Settlement:
103 Great Road, Acton, MA 01720

City/Cnty of Settlement: Acton/Middlesex

Tin #: 04-3077671
I. Settlement Date:
December 5, 2007

J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due From Borrower		400. Gross Amount Due to Seller	
101. Contract Sales Price	\$157,000.00	401. Contract Sales Price	\$157,000.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to borrower (line 1400)	✓ \$3,318.31	403.	
104. Payoff 1.		404.	
105. Payoff 2.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/Town taxes 12/5/2007 to 12/31/2007	\$196.29	406. City/Town taxes 12/5/2007 to 12/31/2007	\$196.29
107. County Taxes to		407. County Taxes to	
108. Assessments to		408. Assessments to	
109.		409.	
110. 3rd Qtr FY2008 R.E. Tax Due 2-1-08 (ESTIMATE)	\$700.00	410.	
111. December Condo Adj. (12-5-07 to 12-31-07)	\$255.96	411. December Condo Adj. (12-5-07 to 12-31-07)	\$255.96
112.		412.	
120. Gross Amount Due From Borrower	✓ \$161,470.56	420. Gross Amount Due to Seller	\$157,452.25
200. Amounts Paid By Or In Behalf Of Borrower		500. Reductions In Amount Due to Seller	
201. Deposit or earnest money	\$1,500.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)	\$72,000.00	502. Settlement Charges to seller (line 1400)	\$8,958.92
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff 1. Countrywide Home Loans, Inc.	\$133,698.58
205. 2nd Mortgage Proceeds	\$19,396.16	505. Payoff 2.	
206. ACHC Closing Cost Credit	\$1,180.00	506. to	
207. Affordable Housing Restriction Consideration**	\$57,000.00	507. to	
208. **\$5000 deposit from ACHC		508. to	
209.		509. to	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/town taxes to		510. City/town taxes to	
211. County Taxes to		511. County Taxes to	
212. Assessments to		512. Assessments to	
213.		513.	
214.		514. 2nd Qtr FY08 R.E. Tax Paid \$663.26 POC	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid By/For Borrower	\$151,076.16	520. Total Reduction Amount Due Seller	\$142,657.50
300. Cash At Settlement From/To Borrower		600. Cash At Settlement To/From Seller	
301. Gross amount due from borrower (line 120)	\$161,470.56	601. Gross amount due to seller (line 420)	\$157,452.25
302. Less Amount paid by/for borrower (line 220)	(\$151,076.16)	602. Less amount paid by/for seller (line 520)	(\$142,657.50)
303. CASH FROM BORROWER:	✓ \$10,394.40 <i>10,246.40</i>	603. CASH TO SELLER:	\$14,794.75

ACHC
ACHC

SUBSTITUTE FORM 1099 SELLER STATEMENT: The information contained in Blocks E, G, H and I and on line 401 (or if line 401 is asterisked, lines 403 and 404) is important tax information and is being furnished to the Internal Revenue Service.

If you are required to file a return, a negligence penalty or other sanction will be imposed on you, if this item is required to be reported and the IRS determines that it has not been reported.

SELLER INSTRUCTIONS: If this real estate was your principal residence, file Form 2110, Sale or Exchange of Principal Residence, for any gain, with your income tax return; for other transactions, complete the applicable parts of Form 4797, Form 8252 And/or Schedule D (Form 1040). You are required by law to provide (see Box H) with your correct taxpayer identification number. If you do not provide (see box H) with your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law, and under penalties of perjury. I certify that the number shown on this statement is my correct taxpayer identification number.

Seller's Signature

L. Settlement Charges				Paid From Borrowers Funds at Settlement	Paid From Sellers Funds at Settlement
700. Total Sales/Broker's Commission based on Price		\$157,000.00 @ 5% = \$7,850.00			
Division of Commission (line 700) as follows:					
701.	to Acton Real Estate				
702.	to				
703.	Commission paid at Settlement				\$7,850.00
704.					
800. Items Payable In Connection With Loan		POC			
801.	Loan Origination fee	%			
802.	Loan Discount	%			
803.	Appraisal Fee (Paid by Lender)	to Central Mass Appraisal	\$275.00		
804.	Credit Report Fee (Paid by Lender)	to Credit Info. Bureau	\$15.00		
805.		to			
806.		to			
807.		to			
808.	Application Fee (Paid by Borrower)	to RBS Citizens, N.A.	\$325.00		
809.	Tax Service Fee	to 1st American R.E. Tax Service		\$48.00	
810.	Flood Cert. Fee	to FIS Flood Services		\$7.00	
811.		to			
812.	Processing Fee	to RBS Citizens, N.A.		\$275.00	
813.		to			
814.		to			
815.	Underwriting Fee	to RBS Citizens, N.A.		\$100.00	
900. Items Required By Lender To Be Paid In Advance					
901.	Interest from	12/5/2007 to 1/1/2008 @ 11.5900 /day 27 Days		\$312.93	
902.	Mortgage insurance premium for	mo. to			
903.	Hazard insurance premium for	yrs. to			
904.	Flood Insurance	yrs. to			
905.	1 Month Condo Fee Paid to Parker Village Condominium	\$294 POC			
1000. Reserves Deposited With Lender					
1001.	Hazard insurance	months @ per month			
1002.	Mortgage Insurance	months @ per month			
1003.	City property taxes	2 months @ \$214.31 per month		\$428.62	
1007.		months @ per month			
1008.	Aggregate Accounting Adjustment			(\$0.06)	
1100. Title Charges					
1101.	Settlement or closing fee to	Scheier & Katin, P.C.		\$650.00	
1102.	Abstract or title search to	RHB		\$110.00	
1103.	Title examination to				
1104.	Title insurance binder to				
1105.	Document preparation to				
1106.	Notary fees to				
1107.	Attorney's fees to				
(Includes the above items Numbers:)					
1108.	Title insurance to	Old Republic National Title Insurance Company		✓ \$575.00	
(Includes the above item numbers: :)					
1109.	Lender's coverage	\$72,000.00 L Prem: \$180.00	Endorsement: \$0.00		
1110.	Owner's coverage	\$157,000.00 O Prem: \$395.00			
1111.	Secure/Record Discharge	to Scheier & Katin, P.C.			\$75.00
1112.	Deed Preparation & Registry Approval	to Scheier & Katin, P.C.			\$225.00
1113.	Title Ins. Commission to Title Agent	\$402.50 to			
1200. Government Recording and Transfer Charges					
1201.	Recording fees: Deed	\$125.00 ; Mortgage \$195.00 ; Releases	\$320.00		\$0.00
1202.	Recording fees: Deed	; Mortgage			\$0.00
1203.	State tax/stamps: Deed	\$715.92 ; Mortgage			\$715.92
1204.	Record Municipal Lien Certificate	to Middlesex South District Registry of Deeds	\$65.00		
1205.	Record 6D Certificate	to Middlesex South District Registry of Deeds			\$75.00
1300. Additional Settlement Charges					
1301.	Survey to	N/A to			
1302.	Pest Inspection	to			
1303.	Record Subsidy Mortgage	to Middlesex South District Registry of Deeds	\$195.00		
1304.	Obtain Municipal Lien Certificate	to Town of Acton	\$25.82		
1305.	Courier Fees	to UPS/Custom Courier	\$86.00		\$18.00
1306.	Prepare Declaration of Homestead	to Middlesex South District Registry of Deeds	\$85.00		
1307.	Record Declaration of Homestead	to Middlesex South District Registry of Deeds	\$35.00		
1400.	Total Settlement Charges (enter on lines 103, Section J and 502 Section K)		✓ \$3,318.31		\$8,958.92

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

Borrowers

 Laura Anne Gedick

Sellers

 Daniel M. Groose

 Vonny Groose

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.
 Settlement Agent: _____ Date: December 5, 2007
 Mark L. Scheier

A. Settlement Statement

U.S. Department of Housing
And Urban Development

OMB Approval No. 2502-0285

B. Type of Loan			
Conv. Unins.	6. File Number: 07-0825A	7. Loan Number: 0020712113	8. Mortgage Ins. Case No.:

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name and Address of Borrower: Laura Anne Gedick, 2 Townhouse Lane, Apt. #2, Acton, MA 01720	F. Name and Address of Lender: RBS Citizens, N.A. One Citizens Plaza Providence, RI, 02903
--	--

E. Name and Address of Seller:

Seller's TIN#:	H. Settlement Agent: Scheier & Katin, P.C. Place of Settlement: 103 Great Road, Acton, MA 01720 City/Cnty of Settlement: Acton/Middlesex	Tin #: 04-3077671 I. Settlement Date: December 5, 2007
G. Property Location: Parker Village Condominium, 5 Drummer Road, Unit C-4 Acton, MA 01720		

J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due From Borrower		400. Gross Amount Due to Seller	
101. Contract Sales Price	\$0.00	401. Contract Sales Price	
102. Personal Property		402. Personal Property	
103. Settlement Charges to borrower (line 1400)	\$603.84	403.	
104. Payoff 1.		404.	
105. Payoff 2.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/Town taxes to		406. City/Town taxes to	
107. County Taxes to		407. County Taxes to	
108. Assessments to		408. Assessments to	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross Amount Due From Borrower	\$603.84	420. Gross Amount Due to Seller	
200. Amounts Paid By Or In Behalf Of Borrower		500. Reductions In Amount Due to Seller	
201. Deposit or earnest money		501. Excess deposit (see instructions)	
202. Principal amount or new loan(s)	\$20,000.00	502. Settlement Charges to seller (line 1400)	
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff 1.	
205.		505. Payoff 2.	
206.		506. to	
207.		507. to	
208.		508. to	
209.		509. to	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/town taxes to		510. City/town taxes to	
211. County Taxes to		511. County Taxes to	
212. Assessments to		512. Assessments to	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid By/For Borrower	\$20,000.00	520. Total Reduction Amount Due Seller	
300. Cash At Settlement From/To Borrower		600. Cash At Settlement To/From Seller	
301. Gross amount due from borrower (line 120)	\$603.84	601. Gross amount due to seller (line 420)	
302. Less Amount paid by/for borrower (line 220)	(\$20,000.00)	602. Less amount paid by/for seller (line 520)	
303. CASH TO BORROWER:	\$19,396.16	603. CASH FROM SELLER:	

SUBSTITUTE FORM 1099 SELLER STATEMENT: The information contained in Blocks E, G, H and I and on line 401 (or if line 401 is asterisked, lines 403 and 404) is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you, if this item is required to be reported and the IRS determines that it has not been reported.

SELLER INSTRUCTIONS: If this real estate was your principal residence, file Form 2110, Sale or Exchange of Principal Residence, for any gain, with your income tax return; for other transactions, complete the applicable parts of Form 4797, Form 8252 And/or Schedule D (Form 1040). You are required by law to provide (see Box H) with your correct taxpayer identification number. If you do not provide (see box H) with your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law, and under penalties of perjury. I certify that the number shown on this statement is my correct taxpayer identification number.

Seller's Signature

L. Settlement Charges

700. Total Sales/Broker's Commission based on Price		\$0.00 @ % =		
Division of Commission (line 700) as follows:				
701.	to			
702.	to			
703. Commission paid at Settlement				
704.				
800. Items Payable In Connection With Loan		POC		
801.	Loan Origination fee	%		
802.	Loan Discount	%		
803.	to			
804.	to			
805.	to			
806.	to			
807.	to			
808.	to			
809.	to			
810.	Flood Certification Fee	to FIS Flood Services		\$7.00
811.	to			
812.	to			
813.	to			
814.	to			
815.	to			
900. Items Required By Lender To Be Paid In Advance				
901.	Interest from	12/5/2007 to 1/1/2008 @ 1.9200 /day 27 Days		\$51.84
902.	Mortgage insurance premium for	mo. to		
903.	Hazard insurance premium for	yrs. to		
904.	Flood Insurance	yrs. to		
905. 1 Month Condo Fee Paid to Parker Village Condominium \$294 POC				
1000. Reserves Deposited With Lender				
1001.	Hazard Insurance	months @	per month	
1002.	Mortgage Insurance	months @	per month	
1003.	City property taxes	months @	per month	
1007.		months @	per month	
1008. Aggregate Escrow Adjustment				\$0.00
1100. Title Charges				
1101.	Settlement or closing fee to	Scheier & Katin, P.C.		\$250.00
1102.	Abstract or title search to			
1103.	Title examination to			
1104.	Title insurance binder to			
1105.	Document preparation to			
1106.	Notary fees to			
1107.	Attorney's fees to			
(Includes the above Items Numbers:)				
1108.	Title insurance to	Old Republic National Title Insurance Company		\$100.00
(Includes the above item numbers:)				
1109.	Lender's coverage	\$20,000.00 L Prem: \$100.00	Endorsement: \$0.00	
1110.	Owner's coverage	\$0.00 O Prem: \$0.00		
1111.	to			
1112.	to			
1113.	Title Ins. Commission to Title Agent	\$70.00		
1200. Government Recording and Transfer Charges				
1201.	Recording fees:	Deed ; Mortgage \$195.00 ; Releases		\$195.00
1202.	Recording fees:	Deed ; Mortgage		
1203.	State tax/stamps:	Deed \$0.00 ; Mortgage		
1204.	to			
1205.	to			
1300. Additional Settlement Charges				
1301.	Survey to	N/A		
1302.	Pest inspection			
1303.	to			
1304.	to			
1305.	to			
1306.	to			
1307.	to			
1400. Total Settlement Charges (enter on lines 103, Section J and 502 Section K)				\$603.84

ACIFC

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

Borrowers _____ Sellers _____
 Laura Anne Gedick _____

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement
 Settlement Agent: _____ Date: December 5, 2007

Mark L. Scheier
 WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine or imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010. Page 2 of 2 form HUD - 1 (3/86)

SCHEIER & KATIN, P.C.
ATTORNEYS AT LAW
THE WETHERBEE HOUSE
103 GREAT ROAD
ACTON, MA 01720

MARK L. SCHEIER
MICHAEL E. KATIN

TEL: (978) 264-4655
FAX: (978) 264-4979

AMENDED INVOICE

November 27, 2007

Acton Community Housing Corp.
C/o Nancy Tavernier
Acton, MA 01720

FOR PROFESSIONAL SERVICES RENDERED IN CONNECTION WITH:

Re: 5 Drummer Road, Unit C-4, Acton, Massachusetts 01720
Buyer: Laura Anne Gedick

Scheier & Katin Attorney Fee	\$650.00
Scheier & Katin Second Mortgage Attorney Fee	250.00
First Mortgage Title Loan Title Insurance	180.00
Second Mortgage Title Loan Title Insurance	100.00
TOTAL DUE	\$1,180.00

Malcolm H. Houck, Esquire
Attorney at Law
Seven Winn Street
Woburn, MA 01801-2865

781-938-3525

FAX: 781-932-4783

LAURA A. GEDICK
2 TOWNHOUSE LANE
#9
ACTON, MA 01720
071105-40

Matter: PURCHASE - CONDO
Statement Date: 12/5/2007
Amount Due: \$887.13

FEEs				
Date	Biller	Description	Hours	Amount
11/4/2007	MH2	CONFERENCE WITH CLIENT REGARDING PURCHASE OF CONDO UNIT	0.45	No Charge
11/5/2007	MH2	REVIEW PURCHASE AND SALE AGREEMENT AND RIDER	0.40	\$104.00
11/5/2007	MH2	TELEPHONE CALL TO CLIENT AND RETURN	0.25	\$65.00
11/6/2007	MH2	CONFERENCE WITH ATTORNEY HILLARY DRUMMER	0.25	\$65.00
11/7/2007	MH2	REVIEW E-MAIL OF 11/6/2007 AND CLIENT CALL	0.25	\$65.00
11/8/2007	MH2	REVIEW AMENDMENT AND CLIENT CALL	0.20	\$52.00
11/12/2007	MH2	CONFERENCE WITH CLIENT REGARDING 1ST AND 2ND MORTGAGES	0.50	\$130.00
11/16/2007	MH2	REVIEW PAX; CLIENT CALL	0.20	\$52.00
11/25/2007	MH2	TELEPHONE CALL FROM CLIENT REGARDING BANKING	0.20	\$52.00
12/3/2007	MH2	REVIEW HUD-1 AND CLOSING DOCUMENTS; DRAFT HOMESTEAD DECLARATION	0.60	\$156.00
12/5/2007	MH2	ATTENDANCE AT CLOSING CONFERENCE	1.00	\$260.00
SUBTOTAL:			4.30	\$1,001.00

PAYMENT		
Date	Description	Amount
12/3/2007	CREDIT PER MHH	(\$113.87)
SUBTOTAL:		\$113.87

LAURA A. GEDICK

Re: PURCHASE - CONDO

BILL SUMMARY

Previous Balance:	\$0.00
Current Fees:	\$1,001.00
Current Payment:	(\$113.87)
Total Amount Due:	\$887.13

STATEMENTS PAYABLE UPON RECEIPT

THANK YOU

12/5/07 Acton Community Housing Corporation payment of \$400.00 \$400.00
Malcolm Houck, Esq. (Laura Gedick's lawyer)

*Nancy E. Lavener, Chair
ACHC*

AMENDMENT TO PURCHASE AND SALE AGREEMENT
5 DRUMMER ROAD, UNIT C-4
ACTON, MA 01720

BUYER: ACTON COMMUNITY HOUSING CORP.
NOMINEE: LAURA ANNE GEDICK
SELLER: VONNY AND DANIEL M. GROOSE

ON THIS DAY, the Buyer of the premises located at 5 Drummer Road, C-4, Acton, Massachusetts, the subject of a purchase and sale agreement dated September 19, 2007 between the Buyer and the Seller referenced above, hereby nominates Laura Anne Gedick to fulfill the obligations of Buyer in the purchase and sale agreement with the following changes to the terms of the agreement:

1. The Nominee's contribution shall be \$100,000.00, comprised of a mortgage (or two) with a fixed interest rate and a 30 year term at current interest rates, with no more than two points, and a deposit from the Nominee of at least three percent (half of which must be the Nominee's own funds);
2. Nominee shall pay to Seller from her share of the funds an additional deposit of \$1,500.00 to be held and applied in accordance with the terms of the purchase and sale agreement;
3. The closing date shall be December 5, 2007 at 9:30 am or other mutually agreeable time;
4. The ACHC contribution and consideration for the Deed Rider shall be \$57,000.00; \$5000 deposit 9/19/07
\$52,000 closing 12/5/07

AND ON THIS DAY, the Seller of the Premises does hereby accept said Nominee and will look solely to the Nominee to complete the obligations of the original purchase and sale agreement as modified by this Amendment, all other terms to remain in full force and effect.

WITNESS OUR HANDS AND SEALS, on November 9, 2007

Nancy Tavernier
ACHC, by and through
Nancy Tavernier

Vonny Groose
Vonny Groose

Laura Anne Gedick
Laura Anne Gedick
Nominee

Daniel M. Groose
Daniel M. Groose

**STANDARD FORM CONDOMINIUM
PURCHASE AND SALE AGREEMENT**

From the office of: Acton Real Estate 371 Mass. Ave., Acton MA 01720
--

This 19th day of September, 2007

**1. PARTIES
AND MAILING
ADDRESSES**

Daniel M. Groose and Vonny Groose
 5 Drummer Rd., C4, Acton, MA 01720
 hereinafter called the SELLER, agrees to SELL and
 Acton Community Housing Corp., by and through Nancy Tavernier, or Nominee
 472 Main St., Acton, MA 01720

2. DESCRIPTION

hereinafter called the BUYER or PURCHASER, agrees to BUY, upon the terms hereinafter set forth the following premises: 5 Drummer Road, Acton Unit No. C-4 (the "Unit") of Parker Village Condominium (the "Condominium") created pursuant to Chapter 183A of the Massachusetts General Laws (the "Act") by Master Deed dated April 23, 1981, and recorded with South Middlesex Registry of Deeds at Book 18678, Page 152 (the "Master Deed"), together with (a) an undivided percentage interest in both the common areas and facilities of the Condominium and the organization of unit owners through which the Condominium is managed and regulated, (b) the exclusive right to use the parking space and storage area, if any, assigned to the Unit, and (c) such other rights and easements, appurtenant to the Unit as may be set forth in any document governing the operation of the Condominium, including without limitation the Master Deed, the By-Laws of the organization of unit owners, and any administrative rules and regulations adopted pursuant thereto (all of which are hereinafter called the "Condominium Documents"). The above described premises are those conveyed to the SELLER by deed dated and recorded with South Middlesex Registry of Deeds Book 39664, Page 292.

3. FIXTURES

Included in the sale as a part of the Unit are the fixtures belonging to the SELLER and used in connection therewith, and appliances "as is" condition, range, dishwasher, refrigerator but excluding child's decorative curtains in bedroom
 The extent to which any of such fixtures belong to the SELLER may be governed in part by provisions contained in the Condominium Documents.

4. TITLE DEED

Said premises are to be conveyed by a good and sufficient quitclaim deed running to the BUYER, or to the nominee designated by the BUYER by written notice to the SELLER at least seven (7) days before the deed is to be delivered as herein provided, and said deed shall convey a good and clear record and marketable title thereto, free from encumbrances, except

- (a) Provisions of existing building and zoning laws;
- (b) Such taxes for the then current year as are not due and payable on the date of the delivery of such deed;
- (c) Any liens for municipal betterments assessed after the date of this agreement;
- (d) The provisions of the Act and the Condominium Documents including without limitation all Obligations of the unit owners to pay a proportionate share of the common expenses of the Condominium;
- (e) All restrictions, easements and encumbrances referred to in the Condominium Documents;
- (f) Easements restrictions and reservations of record, if any, so long as the same do not prohibit or materially interfere with the current use of said premises;

5. PLANS

If said deed refers to a plan necessary to be recorded therewith the SELLER shall deliver such plan with the deed in form adequate for recording or registration.

**6. REGISTERED
TITLE**

In addition to the foregoing, if the title to said premises is registered, said deed shall be in form sufficient to entitle the BUYER to a Certificate of Title of said premises, and the SELLER shall deliver with said deed all instruments, if any, necessary to enable the BUYER to obtain such Certificate of Title.

7. PURCHASE PRICE

The agreed purchase price for said premises is (\$157,000.00) One Hundred Fifty Seven Thousand dollars of which:

\$ 1,000.00	have been paid as a deposit this day and
\$ 4,000.00	at Signing of the Purchase and Sale Agreement
\$ 152,000.00	are to be paid at the time of the delivery of the deed in cash, or by certified, cashier's, treasurer's or bank check(s). or by Attorney's IOLTA conveyancing check.
\$	
<hr/>	<hr/>
\$157,000.00	TOTAL

12/4/07

VG
DG
114

LOCAL INITIATIVE PROGRAM

RESALE PRICE CERTIFICATE

The undersigned Undersecretary of the Massachusetts Department of Housing and Community Development, the successor agency to the Executive Office of Communities and Development, a department duly organized and existing pursuant to Massachusetts General Laws Chapter 23B as amended by Chapter 19 of the Acts of 2007 with all powers of said executive office and department, or the Undersecretary's duly authorized designee, ("the Undersecretary") certifies as follows with respect to a certain deed rider annexed and made part of that certain deed from Vonny Groose and Daniel M. Groose ("Grantors") to Laura A. Gedick ("Grantee") dated December 5, recorded with the Middlesex South County Registry of deeds in Book _____ Page _____ (the "deed rider"):

- 1. The property referred to herein is the Property described in the deed rider. Property address is 5 Drummer Road; Unit C-4, Acton, MA 01720.
2. The Undersecretary has determined that the Resale Price Multiplier applicable to the Property is 1.21, which shall be used in determining the Resale Price for the Property. (The Resale Price Multiplier equals the original sale price of the Property divided by the area median income for a four-person household.)
3. The Undersecretary has determined that the terms of the purchase money loans for the sale of the Property, namely a **30-year, fixed rate first mortgage loan at 5.875% interest per year with 0 points** paid at settlement and a **30-year, fixed rate second mortgage loan at 3.5% interest per year with 0 points** paid at settlement, are in compliance with LIP requirements.
4. All defined terms used herein shall be defined as set forth in the deed rider unless otherwise defined herein.

Executed as a sealed instrument this 4th day of December, 2007.

The Undersecretary of the Department of Housing and Community Development

By: [Signature] Catherine Racer, Associate Director Duly Authorized Designee

COMMONWEALTH OF MASSACHUSETTS

Suffolk: ss

On this 4th day of December, 2007, before me, the undersigned Notary Public, personally appeared Catherine Racer, the Associate Director of the Department of Housing and Community Development (DHCD) duly authorized designee of the Undersecretary, and proved to me, through satisfactory evidence of identification which was my personal knowledge, that she is the person whose name is signed on the foregoing Resale Price Certificate and acknowledged to me that she signed it voluntarily for its stated purpose and that it is the free act and deed of DHCD

[Signature] Notary Public My Commission Expires:

MICHELLE DICK Notary Public My Commission Expires July 18, 2008

Acton Community Housing Corporation

Nancy Tavernier, Chairman

TOWN OF ACTON

Acton Town Hall

472 Main Street

Acton, Massachusetts, 01720

Telephone (978) 263-9611

achc@acton-ma.gov

December 18, 2007

Erin O'Brien Bettez

LIP Staff

Department of Housing and Community Development

100 Cambridge Street, Suite 300

Boston, MA 02114

Dear Erin,

As you requested, I am enclosing the recorded deed rider and resale certificate for the LIP Local Action Unit at 5 Drummer Rd., unit C-4 in the town of Acton. This unit was approved by DHCD as part of ACHC's Condo Buydown program and was sold to an eligible first time homebuyer on December 5, 2007.

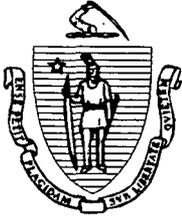
We request that you submit this material to the Subsidized Housing Inventory department so it can be added to Acton's 10% count.

Thank you for your support of our efforts.

Sincerely,

Nancy Tavernier, Chair

ACHC



Commonwealth of Massachusetts
**DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT**

Deval L. Patrick, Governor ◆ Timothy P. Murray, Lt. Governor ◆ Tina Brooks, Undersecretary

December 19, 2007

F. Doré Hunter
Chair, Board of Selectmen
Town Hall
472 Main Street
Acton, MA 01720

RE: Local Action Unit Approval:
5 Drummer Road, Unit C4

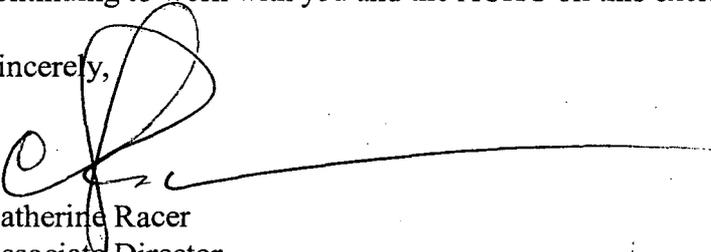
Dear Mr. Hunter:

On April 30, 2007 the Local Initiative Program gave preliminary approval to the Town of Acton's Condominium Buydown Program. We subsequently received documentation on the first two condominiums to be part of the initiative which were identified by the Acton Community Housing Corporation (ACHC) as appropriate for the program. After reviewing the unit details, we concurred.

One unit, 5 Drummer Road, Unit C4, has now been sold to an eligible first-time homebuyer and we have received a copy of the recorded LIP deed rider. The unit will be immediately added to the Subsidized Housing Inventory for the town.

If you have any questions please feel free to contact Erin Bettez at (617) 573-1309. We look forward to continuing to work with you and the ACHC on this exciting initiative.

Sincerely,



Catherine Racer
Associate Director

cc: Nancy Tavernier, ACHC
Margaux LeClair, Office of the Chief Counsel