

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

Approved
by BOS 8/13/07

August 2, 2007

Dore' Hunter, Chairman
Acton Board of Selectmen
472 Main St.
Acton, MA

Dear Board members,

Enclosed please find an application to the DHCD Local Initiative Program for Local Action Units for Somerset Hills. These affordable units are provided as a result of a Special Permit for a Condominium Conversion granted by the Board in July 2005. Condition 3.2.9 provides the following:

- 3.2.9 The Owner shall offer for sale to low-income households one 1-bedroom unit for a maximum initial price of \$130,000 and two 2-bedroom units for a maximum initial price of \$145,000 each. The Owner shall hire a consultant, selected from a list that the Acton Community Housing Corporation (ACHC) has pre-approved, to oversee and ensure the Local Initiative Program (LIP) application to and certification by the Massachusetts Department of Housing and Community Development (DHCD) for of said three units, and to administer their marketing and lottery sales in compliance with LIP guidelines. The Owner shall prepare, or have the consultant prepare, all legal documents required by DHCD for the sale of the LIP units (regulatory agreements, deed riders, etc.).

Because the market has changed considerably since the unit prices were set, due to increased interest rates and condo fees, the ACHC has voted to buy down each unit by \$15,000. This will make the affordable purchase price for the 1BR unit: \$115,000 and for the two 2BR units: \$130,000. We think this will increase the interest among small eligible households. As part of your approval of this application, we ask you to approve ACHC's use of the Community Housing Program Fund for condo buydowns of \$45,000 out of the \$150,000 fund.

As part of the approval process, both ACHC and the Chairman of the Board of Selectmen must sign the application for submittal to the DHCD. These units will be counted toward the Town's 10%.

The ACHC has voted to approve the enclosed LIP Local Action Unit application. I have also approved the Marketing Plan and Lottery Documents prepared by Maureen O'Hagan for three condominium units at Somerset Hills. We urge the Board to approve this application.

Thank you for your attention.

Acton Community Housing Corporation

Nancy Tavernier, Chairman

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Telephone (978) 263-9611

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TO: Board of Selectmen
FROM: Nancy Tavernier, Chair
SUBJECT: Condo buydown units update
DATE: November 7, 2007
Cc: Community Preservation Committee

The ACHC is nearing completion of its first effort to add affordable units to the town with the Condo Buydown Program. The Board has previously approved the subsidy and related expenditures prior to the signing of the P & S for the two units, one at Parker Village and the other at Briarbrook Village. The funds for this program are in the CPA Community Housing Program Fund established in 2005. The Parker Village unit will require a subsidy of \$57,000 to allow the affordable selling price to be \$100,000.

We are happy to report we have found a very deserving Acton family for the unit at Parker Village. They will be closing on the unit in early December. ACHC did extensive outreach for this program and we were pleased to find a qualified buyer right here in our town. For the second unit at Briarbrook, ACHC has voted to partner with the Acton Housing Authority to purchase the unit for the AHA to be used in their low income rental program. The ACHC subsidy for this unit will be \$100,000 which will be added to up to \$50,000 of AHA funds, also from the CPA, to acquire the unit. The Acton Housing Authority will be voting on this proposal on November 13. This transaction is expected to be completed by 12/31/07.

Both units will be added to the Town's subsidized housing inventory after final approvals by DHCD at a total subsidy of \$157,000. We think that is a pretty good bang for the buck. We will continue to fine-tune the program and hopefully will be successful in adding more CPA funds to the Program Fund which will allow us to pursue more opportunities.

While the Board has previously approved our acquisition of these two units, we felt it necessary to inform you of the change in plans for the second unit which will go to the Acton Housing Authority, assuming their acceptance.

We thank you for your continued support of affordable housing.

OFFER TO PURCHASE REAL ESTATE

to Somerset Hills Limited Partnership
(Seller and Spouse)

Date: 3/6/08

From the Office of: _____

The property herein referred to is identified as follows: 10 Wampus Ave, Unit 22, Acton, MA

Special provisions (if any) re fixtures, appliances, etc. new appliances: stove, refrigerator, dishwasher, microwave oven, stackable washer/dryer

hereby offer to buy said property, which has been offered to me by _____

as the Broker(s) under the following terms and conditions:

CHECK ONE:

- I will pay therefore \$ 145,000, of which
 - \$ 1,000 is paid herewith as a deposit to bind this Offer
 - \$ 2,175 is to be paid as an additional deposit upon the execution of the Purchase and Sale Agreement provided for below.
 - \$ 141,825 is to be paid at the time of delivery of the Deed in cash, or by certified, cashier's, treasurer's or bank check(s).
 - \$ _____

- Check, subject to collection
 Cash

- (e) \$ 145,000 Total Purchase Price
- This Offer is good until 5:00 A.M. (P.M.) on March 12, 20 08 at or before which time a copy hereof shall be signed by you, the Seller and your (husband) (wife), signifying acceptance of this Offer, and returned to me forthwith, otherwise this Offer shall be considered as rejected and the money deposited herewith shall be returned to me forthwith.
- The parties hereto shall, on or before 5:00 A.M. (P.M.) March 24, 20 08 execute the applicable Standard Form Purchase and Sale Agreement recommended by the Greater Boston Real Estate Board or any form substantially similar thereto, which, when executed, shall be the agreement between the parties hereto.
- A good and sufficient Deed, conveying a good and clear record and marketable title shall be delivered at 12:00 Noon on April 18, 20 08 at the appropriate Registry of Deeds, unless some other time and place are mutually agreed upon in writing.
- If I do not fulfill my obligations under this Offer, the above mentioned deposit shall forthwith become your property without recourse to either party. Said deposit shall be held by ~~Acton Housing Services~~ Addison Wellesley as escrow agent subject to the terms hereof provided however that in the event of any disagreement between the parties, the escrow agent may retain said deposit pending instructions mutually given in writing by the parties. A similar provision shall be included in the Purchase and Sale Agreement with respect to any deposit held under its terms.
- Time is of the essence hereof.
- Disclosures: For one to four family residences, the Buyer hereby acknowledges receipt of the Home Inspectors: Facts for Consumers brochure produced by the Office of Consumer Affairs. For residential property constructed prior to 1978, Buyer must also sign Lead Paint "Property Transfer Notification."
- The initialed riders, if any, attached hereto are incorporated herein by reference. Additional terms and conditions, if any:

Acton Community Housing Corporation has right to nominate an eligible buyer approved by the DHCD LIPLAU program

NOTICE: This is a legal document that creates binding obligations. If not understood, consult an attorney. WITNESS MY HAND AND SEAL

Nancy E. Jawehner, Chair Acton Community Housing Corp.
Buyer Buyer
Acton Town Hall, 472 Main St. Acton, MA 01720 978-263-9611
Address/City/State/Zip Phone Numbers (Work & Home)

Receipt of deposit check for transmittal by: (Agent/Facilitator) _____

Check shall not be deposited unless offer is accepted.

This Offer is hereby accepted upon the foregoing terms and conditions at 2:30 A.M. / P.M. on March 11, 20 08
WITNESS my (our) hand(s) and seal(s)

As an agent of Somerset Hills and not individual
Seller (or spouse) Seller

Date 03/11/08

RECEIPT FOR DEPOSIT

Received from ACHC Buyer the sum of \$ 1000.- as deposit under the terms and conditions of above Offer, to be held by Addison Wellesley as escrow agent.

Under regulations adopted pursuant to the Massachusetts license law: All offers submitted to brokers or salespeople to purchase real property that they have a right to sell shall be conveyed forthwith to the owner of such real property.

Addison Wellesley
Agent For Seller

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: Kelley Cronin, Executive Director Acton Housing Authority
FROM: Nancy Tavernier, Chair, Acton Community Housing Corporation
SUBJECT: Nomination of buyer for Somerset Hills Unit 1022, Acton, MA
DATE: 3/10/08
Cc: Somerset Hill LP
MCO Housing Services

This letter is to notify you that the Acton Community Housing Corporation has voted to nominate the Acton Housing Authority as the buyer of a 2 bedroom condominium unit 1022 located at 10 Wampus Ave. in Somerset Hills, Acton, MA.

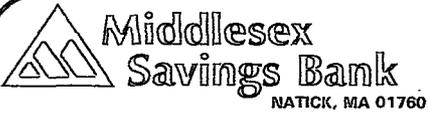
The ACHC has signed an Offer to Purchase agreement with the owners of the unit, Somerset Hills Limited Partnership, which includes a nomination clause. The price of the unit is \$145,000.

The Acton Community Housing Corporation will be using Community Preservation Act funds to subsidize the purchase price of the unit by using \$115,000 for the Acton Housing Authority. These are CPA funds held in the Community Housing Program Fund, recommended by the ACHC, and approved by the Board of Selectmen.

Once we issue this official document of nomination and you sign the P&S, you will have up to 30 days to Close on the purchase.

We look forward to working with you to finalize this transaction and hope to partner with you on future endeavors.

Nancy E. Tavernier
3/10/08



53-7122/2113

No. 164640

Date: 03/10/2008

Pay to the Order of

Amount \$ 1,000.00

One Thousand and 00/100*****

DOLLARS

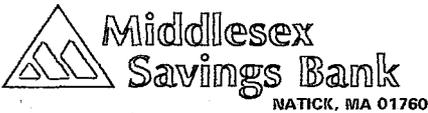
MONEY ORDER

NON-NEGOTIABLE

Memo

Authorized Signature

CUSTOMER COPY



53-7122/2113

No. 164640

Date: 03/10/2008

Pay to the Order of

MCO Housing Services

Amount \$1,000.00

One Thousand and 00/100*****

DOLLARS

MONEY ORDER

deposit #1022 Somerset Hills

Memo

Authorized Signature

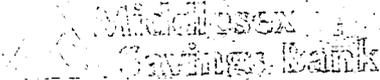
⑈ 664640⑈ ⑆ 263376227⑆ 870600002⑈

TRANSACTION RECEIPT

B#: 65 T#: 1374 Acct#: 161125086
Timestamp: 03-10-2008 3:19:52

WTHamt: -\$1,000.00
Balance: \$2,191.51

All items are received by this Bank for purposes of collection and all credits for item are provisional. Currency is accepted subject to verification.



MEMBER FDIC MEMBER DIF

MS 4500 (11/05)

3/10/08 Comm. Hsg Prog. Fund 1000.00

Acton Community Housing Corporation

Nancy Tavernier, Chairman

TOWN OF ACTON

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Telephone (978) 263-9611

achc@acton-ma.gov

TO: Board of Selectmen
FROM: Nancy Tavernier, Chair
SUBJECT: Recommendation for Acton Housing Authority LIP LAU application
DATE: March 10, 2008
Cc: Erin Bettez, DHCD, LIP program

The Acton Community Housing Corporation has voted to recommend the DHCD Local Initiative Program, Local Action Unit application submitted by the Acton Housing Authority to the Board of Selectmen for approval and authorized the chairman to sign it.

Local Action Units reflect a program component that gives communities the opportunity to include housing units on the state's Subsidized Housing Inventory (SHI) that were built without a Comprehensive Permit but which meet LIP criteria and are suitable for inclusion in LIP. Such units may have been built pursuant to a local action such as a zoning provision, a condition of a variance or special permit issued by the planning board or zoning board of appeals, a contract provision (e.g., reuse of municipal or school building as housing), or an agreement between the town and a non-profit organization to build or rehabilitate municipal buildings into housing.

The three units in this application will be acquired through three different local actions. The Willow-Central unit was a result of the Comprehensive Permit granted by the ZBA for Willow-Central. The 1 Bedroom unit at Somerset Hills was a result of the Special Permit granted by the Selectmen in July 2005 to be made available to the Acton Housing Authority. The 2 bedroom unit at Somerset was a result of the same Special Permit but was a unit originally intended for a first time homebuyer. Because no eligible buyers applied, ACHC decided to ~~use~~ use its Condo Buydown program to subsidize this unit for AHA purchase. They will use CPA funds to pay for the balance of the purchase price. CPA funds are being used for all three units as well as money from the Steinberg-Lalli Foundation.

ACHC is pleased to be able to partner with the Acton Housing Authority for these affordable housing opportunities. All of these units will be used to house very low income households, lower income than ACHC normally deals with. Being able to add a 1, 2, and 3 bedroom unit by using CPA and housing gift funds makes a strong statement of local support for affordable housing.

We urge the Board to approve this application.

Acton Community Housing Corporation

Nancy Tavernier, Chairman

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Acton, Massachusetts, 01720

Telephone (978) 263-9611

achc@acton-ma.gov

TO: Board of Selectmen
FROM: Nancy Tavernier, Chair
SUBJECT: Condo unit purchase for Acton Housing Authority
DATE: March 10, 2008
Cc: Community Preservation Committee

The ACHC has partnered with the Acton Housing Authority to purchase a two bedroom condominium unit at Somerset Hills on Wampus Avenue. The Somerset Hills development is a condo conversion project approved through Special Permit by the Board in July 2005. The Board had previously approved a similar proposal in August which was anticipated to be the purchase of a unit at Briarbrook Village. The offer was rejected and the transaction never took place.

ACHC has voted to nominate the Acton Housing Authority for the purchase the Somerset Hills unit to be used in their low income rental program. The purchase price of this unit is \$145,000. The ACHC subsidy for this unit will be \$115,000 which will be added to \$30,000 of AHA funds to acquire the unit. The funds for this program are in the CPA Community Housing Program Fund established in 2005. This unit will be added to the Town's subsidized housing inventory after final approvals by DHCD.

While the Board has previously approved our acquisition of a unit for the AHA, we felt it necessary to inform you of the change in location and **ask you to approve the expenditure of \$115,000 for this transaction.** Your approval is required under the terms of the ACHC Home Rule petition, Chapter 43, Acts of 1996.

We thank you for your continued support of affordable housing.

approved 3/17/08

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: Steve Barrett
FROM: Nancy Tavernier
SUBJECT: Request for CPA funds for AHA unit purchase
DATE: March 18, 2008
Cc Karen Kucala

Enclosed please find a copy of the accepted Offer to Purchase Real Estate from the ACHC to Somerset Hill Limited Partnership. The offer includes a nominee clause and the ACHC has voted to nominate the Acton Housing Authority to purchase the two-bedroom unit at Somerset Hills, 10 Wampus Avenue.

At their March 17, 2008 meeting, the Board of Selectmen approved this ACHC purchase and also approved the AHA LIP application that will be filed with DHCD for approval. The unit will be used by the Housing Authority for their low income rental program and will be added to the Town's subsidized housing inventory, counting toward our 10% goal.

The ACHC is subsidizing the unit with \$115,000 of CPA funds, this is an eligible use of the funds and has been confirmed as such by Town Counsel. These funds are currently being held by the Town in the Community Housing Program Fund, voted at the April 2007 Town Meeting. The voted amount was \$170,000 but \$52,000 was used in December for a subsidy for our condo buydown program, the unit at 5 Drummer Rd.

ACHC requests that \$115,000 be provided in the form of a check payable to ACHC. We will then deposit the funds and pay the Acton Housing Authority directly for the subsidy. The Closing is scheduled for April 18. We will need the funds at least 7 days ahead to complete the transaction in time.

The Acton Housing Authority will be signing the Purchase and Sale agreement prior to March 24, I will ask them to provide you with a copy for additional back-up documentation.

Thank you.



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

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

August 19, 2008

Lauren S. Rosenzweig
Chair, Board of Selectmen
Town Hall
472 Main Street
Acton, MA 01720

RE: Local Initiative Program Approval – Acton Housing Authority's Scattered Site Rentals

Dear Ms. Rosenzweig:

The Local Initiative Program recently received a Local Action Units application for three scattered site rental units. The affordable units are located at 214 Central Street and Units 1022 and 1622 at the Somerset Hills Condominiums, 10-16 Wampus Avenue. I am pleased to inform you that the units have been approved. The application demonstrates that:

1. The units will serve households with income at or below 80% of the area median income.
2. The Town has taken action to aid in the development of the units.
3. The affordable units will be restricted, ensuring they will remain affordable in perpetuity.
4. The units will be subject to an affirmative and fair marketing plan.

The Department of Housing and Community Development has received documentation supporting these findings. The Town will be responsible for monitoring the units on a yearly basis to certify their compliance with all occupancy restrictions as outlined in the regulatory agreement.

To have the units added to the Subsidized Housing Inventory, please forward copies of the leases signed when eligible tenants take occupancy. They should be sent to Toni Hall, Director of LIP.

Please note: it is our understanding that Unit 1022 at Somerset Hills units was previously approved on September 28, 2007, as a Local Action Unit ownership unit. Despite continued marketing, no interested, eligible buyer has been found and so the Acton Housing Authority has purchased the unit and will operate it as an affordable rental unit. We will update our records to reflect that there are now only two affordable ownership units in the Somerset Hills LAU ownership project, units 1222 and 1422. To date, one has been sold and added to the Subsidized Housing Inventory and the other is being marketed.

Again, let me congratulate you on your efforts to bring affordable housing to Acton. If you have any questions please feel free to contact Toni Hall at (617) 573-1351. We look forward to working with you in the future.

Sincerely,

A handwritten signature in black ink, appearing to read 'Catherine Racer', with a long horizontal line extending to the right.

Catherine Racer
Associate Director

cc: Kelley Cronin, Executive Director, Acton Housing Authority
Nancy Tavernier, Chair, ACHC ✓
Margaux LeClair, Office of the Chief Counsel

A. Settlement Statement

U.S. Department of Housing
and Urban Development

Loan #
OMB No. 2502-0265

B. Type of Loan

| | | | |
|---|----------------------------|----------------|-----------------------------------|
| 1. <input type="checkbox"/> FHA 2. <input type="checkbox"/> FmHA 3. <input checked="" type="checkbox"/> Conv. Unins | 6. File Number 08B294MS | 7. Loan Number | 8. Mortgage Insurance Case Number |
| 4. <input type="checkbox"/> VA 5. <input type="checkbox"/> Conv. Ins | | | |

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/Address of Buyer: **Acton Housing Authority**
68 Windsor Avenue, P.O. Box 681, Acton, Massachusetts 01720

E. Name and Address of Seller: **Somerset Hills Limited Partnership**
12 Clock Place, Suite 200, Maynard, Massachusetts 01754

F. Name and Address of Lender:

G. Property Location: **10-16 Wampus Avenue, Unit # 1022, Acton, Massachusetts 01720**

H. Settlement Agent: **Roche and Murphy, Mark C. Saba** I. Settlement Date **04/18/2008**
Agent's Address: **38 Pond Street, Suite 305, Franklin, Massachusetts 02038**
Place of Settlement: **Framingham, Massachusetts 02038**

| J. Summary of Buyer's Transaction | | K. Summary of Seller's Transaction | |
|---|--------------|---|--------------|
| 100. Gross Amount Due from Buyer | | 400. Gross Amount Due To Seller | |
| 101. Contract sales price | \$145,000.00 | 401. Contract sales price | \$145,000.00 |
| 102. Personal property | | 402. Personal property | |
| 103. Settlement charges to Buyer (line 1400) | \$1,325.00 | 403. | |
| 104. | | 404. | |
| 105. | | 405. | |
| Adjustments for items paid by seller in advance | | Adjustments for items paid by seller in advance | |
| 106. City/town taxes 04/18/08 to 12/31/08 | \$212.05 | 406. City/town taxes 04/18/08 to 12/31/08 | \$212.05 |
| 107. County Tax | | 407. County Tax | |
| 108. Assessments | | 408. Assessments | |
| 109. FY 2008 RE Tax - 4 Quarter | \$75.00 | 409. | |
| 110. 2 months condo fee reserve | \$390.00 | 410. | |
| 111. Condo fee adjustment (4/18-4/30) | \$84.50 | 411. Condo fee adjustment (4/18-4/30) | \$84.50 |
| 112. | | 412. | |
| 120. Gross Amount Due From Buyer | \$147,086.55 | 420. Gross Amount Due To Seller | \$145,296.55 |
| 200. Amounts Paid By Or In Behalf of Buyer | | 500. Reductions in Amount Due to Seller | |
| 201. Deposit or Earnest Money | \$3,175.00 | 501. Excess Deposit (see instructions) | |
| 202. Principal Amount of New Loan | | 502. Settlement charges to seller (line 1400) | \$2,597.50 |
| 203. Existing Loan(s) taken subject to | | 503. Existing Loan(s) taken subject to | |
| 204. | | 504. Norwood Cooperative Bank-Payoff | \$130,600.00 |
| 205. | | 505. | |
| 206. | | 506. Deposit Retained by R.E. Broker | \$3,175.00 |
| 207. | | 507. | |
| 208. | | 508. | |
| 209. | | 509. | |
| Adjustments for items unpaid by seller | | Adjustments for items unpaid by seller | |
| 210. City/town taxes | | 510. City/town taxes | |
| 211. County Tax | | 511. County Tax | |
| 212. Assessments | | 512. Assessments | |
| 213. | | 513. | |
| 214. | | 514. | |
| 215. | | 515. | |
| 216. | | 516. | |
| 217. | | 517. | |
| 218. | | 518. | |
| 219. | | 519. | |
| 220. Total Paid By/For Buyer | \$3,175.00 | 520. Total Reduction Amount Due Seller | \$136,372.50 |
| 300. Cash At Settlement From/To Buyer | | 600. Cash At Settlement To/From Seller | |
| 301. Gross Amount due from Buyer (line 120) | \$147,086.55 | 601. Gross Amount due to seller (line 420) | \$145,296.55 |
| 302. Less amounts paid by/for Buyer (line 220) | \$3,175.00 | 602. Less reductions in amt due seller (line 520) | \$136,372.50 |
| 303. Cash from Buyer | \$143,911.55 | 603. Cash to Seller | \$8,924.05 |

We, the undersigned, identified in section D hereof and Seller in section E hereof, hereby acknowledge receipt of this completed Settlement Statement on April 18, 2008.

Buyers: Acton Housing Authority

Sellers: Somerset Hills Limited Partnership

Sellers: _____

Settlement Charges.

| 700. Total Sales/brokerage commission based on price: \$145,000.00 @ 3.8103% = \$5,525.00 | | Paid From | Paid From |
|---|---|-------------------|-------------------|
| Division of Commission (line 700) as follows: | | Buyer's | Sellers |
| | | Funds at | Funds at |
| | | Settlement | Settlement |
| 701. | \$5,525.00 to Addison Wellesley | | |
| 702. | \$0.00 to | | |
| 703. | Commission paid at Settlement | | \$2,350.00 |
| 704. | Deposit Retained by R.E. Broker \$3,175.00 poc | | |
| 800. Items Payable in Connection With Loan | | | |
| 801. | Loan Origination Fee to | | |
| 802. | Loan Discount to | | |
| 803. | Appraisal Fee to | | |
| 804. | Credit Report to | | |
| 805. | Tax Service Fee to | | |
| 806. | Flood Certification to | | |
| 807. | Processing Fee to | | |
| 808. | Underwriting Fee to | | |
| 809. | to | | |
| 810. | to | | |
| 811. | to | | |
| 900. Items Required by Lender To Be Paid In Advance | | | |
| 901. | Interest from 04/18/08 to 04/30/08 @\$0.0000/day 13 days | | |
| 902. | Mortgage Insurance Premium for 0 months to | | |
| 903. | Hazard Insurance Premium for 0 years to | | |
| 904. | 0 years to | | |
| 905. | | | |
| 1000. Reserves Deposited With Lender | | | |
| 1001. | Hazard Ins months @ per month | | |
| 1002. | Mortgage Ins months @ per month | | |
| 1003. | City Tax 0 months @ \$25.00 per month City/Town of Acton, MA | | |
| 1004. | County Tax months @ per month | | |
| 1005. | Assessments months @ per month | | |
| 1006. | months @ per month | | |
| 1007. | months @ per month | | |
| 1008. | Aggregate Adjustment | | \$0.00 |
| 1100. Title Charges | | | |
| 1101. | Settlement/Closing Fee to | | |
| 1102. | Abstract/Title Search to McDonough & Novak / Roche & Murphy | | |
| 1103. | Title examination to | | |
| 1104. | Title insurance binder to | | |
| 1105. | Document preparation to | | |
| 1106. | Notary fees to | | |
| 1107. | Attorney's Fees to Roche & Murphy | | \$500.00 |
| | (includes above line numbers) 1101,1102 & 1105 | | |
| 1108. | Title Insurance to First American Title Insurance | | \$580.00 |
| | (includes above line numbers) 1103 & 1104 | | |
| 1109. | Lender's coverage \$0.00 @ \$0.00 \$406.00 to Roche and Murphy | | |
| 1110. | Owner's coverage \$145,000.00 @ \$580.00 \$174.00 to First American Title Insurance | | |
| 1111. | Municipal Lien Certificate to | | |
| 1112. | to | | |
| 1113. | | | |
| 1200. Government Recording and Transfer Charges | | | |
| 1201. | Recording Fees: Deed \$125.00 Mtg \$0.00 Ris \$225.00 | | \$125.00 \$225.00 |
| 1202. | City/county tax/stamps: Deed \$0.00 Mtg \$0.00 | | |
| 1203. | State tax/stamps: Deed \$0.00 Mtg \$0.00 | | |
| 1204. | Recording Fee: MLC to Registry of Deeds | | \$65.00 |
| 1205. | Rundown / Recording Fee to McDonough & Novak | | \$55.00 |
| 1300. Additional Settlement Charges | | | |
| 1301. | Obtain/Review Survey to McDonough & Novak | | |
| 1302. | Discharge Tracking Fee to Roche & Murphy | | |
| 1303. | Courier Fee to DHA Courier | | |
| 1304. | Express Mail / Postage to UPS / Roche & Murphy | | \$22.50 |
| 1305. | Doc Prep / Copies to R&M | | |
| 1306. | to | | |
| 1307. | Recording Fee: Assignment to ROD | | |
| 1308. | Recording Fee: Homestead to ROD | | |
| 1400. | Total Settlement Charges | \$1,325.00 | \$2,597.50 |

We, the undersigned, identified in section D hereof and Seller in section E hereof, hereby acknowledge receipt of this completed Settlement Statement (pages 1 and 2) on April 18, 2008.

Buyers: Acton Housing Authority

Sellers: Somerset Hills Limited Partnership

The HUD-1 settlement statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause funds to be disbursed in accordance with this statement.

Settlement Agent: _____ Date: April 18, 2008