

John Murray

From: Nancy Tavernier
Sent: Monday, September 10, 2007 11:55 AM
To: John Murray
Subject: FW: Re: 670 Mass Ave., Acton

Hi John,

FYI. I am currently in Oregon, will return on Thursday. This is my response to Dan's questions. I think we should consider using New View for inspection fees in order to get this moving along unless DHCD offers. I copied Robert Smith on my response. I would say \$1500 would more than cover it. I don't know if you want to ask the board tonight or not for authorization. This unit needs to be occupied before winter sets in, the utilities have been shut off for some time.

I would also like to request that someone from the building department be the point person for the inspection, I can arrange the inspection though. Someone has to be present during the inspections, that is what the point person would do. Because I have had a very unpleasant exchange with one of the owners, I will not be the go-between on these next steps until the title is out of their hands. Just a reminder, the BOS has agreed to carry this issue since the unit is a Town asset, not an ACHC one.

Thanks.

Nancy

----- Forwarded Message: -----

From: ntavern@comcast.net (Nancy Tavernier)
To: "Daniel C. Hill" <dhill@AndersonKreiger.com>, "Smith, Robert D (OCD)" <Robert.D.Smith@state.ma.us>
Subject: Re: 670 Mass Ave., Acton
Date: Mon, 10 Sep 2007 14:45:47 +0000
Hi Dan,

I am not yet back in town but am near a computer. We do have at least 4 households from our current lottery list that would be an appropriate size for the 3BR house. Hopefully one of them would be interested and would qualify for a mortgage.

I do not have anyone in mind for an estimate, we need a home inspection first to identify the issues that need to be resolved. When the house was originally sold to the Langs, it passed lead paint inspection so that does not need to be included. The price for an inspection is about \$300, we just had some done for our condo buydown program. We cannot sell a house "as is" if there are structural or mechanical problems. Our main concern is the septic system, we will need a Title 5 inspection, that will be another \$300 or so. Cosmetic improvements can be somewhat overlooked and passed on to the new household.

I will be back on Thursday this week and can make arrangements for an inspection but we need the key and the Lang's cooperation and I am not the one to make those arrangements given her attitude toward me and the Town. I also need to know who will be funding the inspections.

9/13/2007

Nancy

----- Original message -----

From: "Daniel C. Hill" <dhill@AndersonKreiger.com>

Robert:

Can you please find out what an initial affordable sale price would be today under the LIP program based on what is affordable at 80% AMI? Rather than commissioning a new appraisal, I'm hoping we all can agree to use that price.

Nancy:

(1) Does the ACHC have an existing waiting list or a recent lottery for affordable units, that we could use for this property?

(2) Assuming that the Langs consent, how soon could we get a general contractor over to the property to give us an estimate? Do you have someone in mind? Do you agree that the scope of the work should be limited to just getting the property into livable condition, not to perform any cosmetic or unnecessary upgrades?

Thanks, Dan

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