

Title: Fw: Cielo

Let's chat when u get a moment or when I see u later ... Xoxoxo

CORE: Jennie Saunders | Founder & Chairman | [REDACTED]  
[REDACTED] | www.coreaccess.net |

-----Original Message-----

From: Shenkman <shenkman@wefixmortgages.com>  
To: 'Santoro, Vincent' <[REDACTED]>; 'Izidor Mikhli, Esq.' <[REDACTED]>  
CC: 'Sroka, Neal' <[REDACTED]>; Jennie Saunders  
Sent: Thu Dec 16 01:10:41 2010  
Subject: RE: Cielo

Gentleman,

The short sale is not approved at that number you are offering. I appreciate the offer; however, that number will not close the deal as the bank determines the price based on fair market value and the banks appraisal. The current owner does not have a say in the matter or this deal would have been accepted a long time ago. Price is determined by the bank and the investor of this particular loan. Please understand the existing mortgage on the property is over \$500K and the bank is willing to accept a loss of roughly 100K. The bank had previously approved 425K with a seller contribution of 10K. I am working on renewing the previous approval that was issued the Berskins provided they are still interested in moving forward. My past experience with short sales is that the bank will not accept a lower number the second time around as they have had the property appraised and their investor feels that this is fair market value. If your client still wishes to proceed it will be my pleasure to work with you. Please keep me posted and feel free to contact me with any question you may have.

Israel

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From: Santoro, Vincent [<mailto:VJS@deworldwide.com>]  
Sent: Wednesday, December 15, 2010 10:08 AM  
To: shenkman@wefixmortgages.com; Izidor Mikhli, Esq.  
Cc: Sroka, Neal  
Subject: FW: Cielo

See below, please advise

From: Michelle Breskin [<mailto:michellebreskin@resnewyork.com>]  
Sent: Wednesday, December 15, 2010 10:05 AM  
To: Santoro, Vincent  
Subject: Re: Cielo

Vincent,

Thank you for Getting back to us yesterday.

Please notify your seller that our offer of \$410,000 is firm.

Regards

Sent from my iPhone

On Dec 9, 2010, at 10:11 AM, "Santoro, Vincent" <[REDACTED]> wrote:

Good morning Michelle,  
Can you give me a call on this when you have a moment?  
Thanks,  
VS

Vincent Santoro  
PDE / DEWC  
[REDACTED]

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From: Michelle Breskin <[REDACTED]>  
To: Santoro, Vincent  
Sent: Tue Nov 16 10:30:20 2010  
Subject: Re: Cielo

Vincent,

Any news?

On Tue, 2 Nov 2010 20:52:59 -0400, "Santoro, Vincent" wrote:

Michelle,  
I put a call in to the banks rep ystrdy and will be in touch as soon as I hear back. VS

Vincent Santoro  
PDE / DEWC  
[REDACTED]

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From: Michelle Breskin <michellebreskin@resnewyork.com>  
To: Santoro, Vincent  
Sent: Sat Oct 30 09:53:00 2010  
Subject: Re: Cielo

Vincent,

I appreciate all your effort to get this deal back on track.

So that we can plan accordingly, please confirm as to level of intent to move forward and whether there will be a response to our offer.

On Tue, 26 Oct 2010 21:16:40 -0400, "Santoro, Vincent" wrote:

Michelle,  
Need to close this by Friday. Plz give me a call tmrw and I'll get everyone on the phone to resolve any outstanding issues.  
VS

Vincent Santoro  
PDE / DEWC  


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From: Michelle Breskin < >  
To: Santoro, Vincent  
Sent: Tue Oct 26 21:03:54 2010  
Subject: Re: Cielo

Vincent,

Thanks for following up with me, I will get back to you by Thursday the latest.

Thanks,

Michelle Breskin

Sent from my iPhone

On Oct 26, 2010, at 1:36 PM, "Santoro, Vincent" < > wrote:

Michelle,  
Just checking in. It's Tuesday, where are you and Max on this?  
Thanks,  
VS

Vincent Santoro  
PDE / DEWC  
[REDACTED]

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From: Michelle Breskin <michellebreskin@resnewyork.com>  
To: Santoro, Vincent  
Sent: Tue Oct 19 09:50:08 2010  
Subject: Re: Cielo

Vincent,

I'll give you a call this afternoon.

On Mon, 18 Oct 2010 19:51:09 -0400, "Santoro, Vincent" wrote:

Michelle,

I appreciate your getting back to me this evening. In the spirit of transparency and getting this deal back on track, I would like to have a meeting with everyone tomorrow. Please let me know your, Max's and Felix's availability and I'll organize the seller side. We can meet at the Core Club (66 E 55) anytime tomorrow. I look forward to hearing back from you and figuring this out.

Many thanks,  
VS

Vincent Santoro  
PDE / DEWC  
[REDACTED]

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From: Michelle Breskin <[REDACTED]>  
To: Santoro, Vincent  
Sent: Mon Oct 18 18:30:17 2010  
Subject: Re: Cielo

Hello Vincent

Too many unforeseen issues with the deal. We are examining our options.

With time being essential for the seller, wanted you to know as soon possible.

We may re-approach next week, if property still available.

Regards,

Michelle

Sent from my iPhone

On Oct 18, 2010, at 5:15 PM, "Santoro, Vincent" <[REDACTED]> wrote:

Michelle,  
What happened here? Please give me a call.  
Best,  
VS

Vincent Santoro  
PDE / DEWC  
[REDACTED]

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Michelle Breskin  
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Fax: (646) 557-2620

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