

From: Ike Groff <[REDACTED]>
To: 'Jason Milligan' <[REDACTED]>, Lesley Groff <[REDACTED]>
Subject: RE: Offer to Lease-[REDACTED]
Date: Thu, 29 May 2014 12:17:26 +0000

Yes agree I do not want to be too cute and end up with nothing. I think offer one is the better based on two years with option on three, and they cover all the updates on their own. I think the painting of the entire interior would be \$10k if not more.

From: Jason Milligan [mailto:[REDACTED]]
Sent: Thursday, May 29, 2014 7:18 AM
To: Ike Groff; Lesley Groff
Subject: RE: Offer to Lease-[REDACTED]

Brooke's offer is only for 1 year and they are asking you to paint the whole interior. The 1st offer is willing to paint at their expense. That is worth several thousand alone.

We want to handle both offers carefully. I explained to Ike the other day that it is easy to go from multiple offers to no offers.

I recommend offer 1 as is or if they could come to \$8350 for the 1st 2 years.

The other option is to go to both offers and ask for their highest and best offer. This can work against us.

Jason Milligan
[REDACTED]

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From: Ike Groff [mailto:[REDACTED]]
Sent: Thursday, May 29, 2014 6:04 AM
To: Lesley Groff
Cc: Jason Milligan; Ike Groff
Subject: Re: Offer to Lease-[REDACTED]

I will call you in the morning.

I am not sure I want to ask for the 8400 from Brooke. The is only 600 and having the option on year three is a nice thing. Makes me feel they could stay even longer.

Sent from my iPhone

On May 29, 2014, at 5:22 AM, "Lesley Groff" <[REDACTED]> wrote:

I like the offer you made of \$8350 years one and two with option yr 3 at \$8450. Can you ask Brooke's family if they would go \$8400 for 2 years and painting interior on them not us... and see what they say? Maybe that is too far from their original offer?

Do we know what the venezulan's family consists of? (Emily's clients)

Sent from my iPhone

On May 28, 2014, at 10:06 PM, Jason Milligan <[REDACTED]> wrote:

Both of the offers have upper 700's credit. Offer 2 makes \$400K per year. they only want one year and they want you to paint. I like offer 1 and have asked if they will do \$8350 for years 1-2 then option for \$8450 in yr 3. I have an appointment first thing tomorrow. Let me know your thoughts.

Jason Milligan

[REDACTED]

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[REDACTED]

From: Ike Groff [REDACTED]
Sent: Wednesday, May 28, 2014 9:37 PM
To: Jason Milligan
Cc: Ike Groff; Lesley Groff [REDACTED]
Subject: Re: Offer to Lease-[REDACTED]

This looks like a better deal to me. Speak to you tomorrow.

Sent from my iPhone

On May 28, 2014, at 8:16 PM, "Jason Milligan" <[REDACTED]> wrote:

Offer 1

Hi Jason, with regard to the basement carpet they would not need to remove it. Only on the main floor and second floor. Regards, Emily

Jason, My clients accept your counter offer and look forward to moving ahead quickly. They will provide a credit report and verification of income. Best regards, Emily

Emily Restifo

On May 28, 2014, at 3:04 PM, Jason Milligan <[REDACTED]> wrote:

Emily,

Thank you for the offer. My clients are agreeable to most of your terms subject to review of income & credit.

There are hardwood floors under the carpets in the lv rm and br's.

What are the thoughts for the basement carpet?

July 1st start date is ok.

Ok for tenants to paint.

My clients are willing to accept monthly rent of \$8250 year 1, \$8350 yr 2 then an option for \$8450 in yr 3.

I also want to make you aware that an agent is taking her clients for the 3rd time tonight. I am told that there is a good chance they will be making an offer.

Jason Milligan

Broker

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[<image001.jpg>](#)[<image002.jpg>](#)[<image003.png>](#)[<image004.png>](#)[<image005.png>](#)

From: [emily](#)

Sent: Tuesday, May 27, 2014 5:50 PM

To: Jason Milligan
Subject: Offer to Lease- [REDACTED]

Jason,

My clients, Rufino Gonzalez Miranda and his wife, Alexandra Vincenti, would like to submit an offer to lease [REDACTED]. They are not only well-qualified but are meticulous tenants and would be the ideal renters for your listing on [REDACTED].

Their offer is as follows:

Lease Term- 24 months with an option to renew for a third year

Monthly rent- \$8000

Occupancy- July 1, 2014

They request landlord's permission to paint at tenant's expense in neutral colors.

They would also like to remove carpets in family room and second floor due to severe allergies. (It appears there is hardwood under the carpets- please confirm.)

I have attached an application to rent with references and the Gonzalez-Miranda's will provide a credit check if the terms are acceptable.

Regards,

Emily

Emily Restifo

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