

From: Richard Kahn <[REDACTED]>
To: Jeffrey Epstein <jeevacation@gmail.com>
Subject: Fwd: Josephson Purchase Agreement
Date: Thu, 17 Oct 2013 13:28:03 +0000
Attachments: [REDACTED]-5.pdf; Josephson_InitialDeposit.pdf

any thoughts on what to communicate to Barry..

Richard Kahn
HBRK Associates Inc.



Begin forwarded message:

From: Richard Kahn <[REDACTED]>
Subject: Fwd: Josephson Purchase Agreement
Date: October 16, 2013 5:03:48 PM EDT
To: Jeffrey Epstein <jeevacation@gmail.com>

attached is purchase contract and receipt of 3% deposit in escrow by buyer
i was able to speak with sales broker Maudie today and she said that yesterday the inspection went well
buyer has until October 28th to backout based on contingencies and closing date for all cash deal is Nov 12th

i also spoke with accountant who clarified what Barry called a pension contribution in previous emails
he took a loan from his pension plan which needs to be repaid therefore it is a repayment of loan not
contribution

if we are to make loan i am making the following assumptions:

- a) 45 days based on nov 12 closing
- b) 12% interest rate (same as used last time)
- c) loan amount 200,000

please advise on how to proceed

Richard Kahn
HBRK Associates Inc.



Begin forwarded message:

From: Maudie Lattimer <[REDACTED]>
Subject: Josephson Purchase Agreement
Date: October 16, 2013 3:13:59 PM EDT
To: [REDACTED]
Cc: Barry Josephson <[REDACTED]>

Hi Richard:

Attached is a copy of the Residential Purchase Agreement for Barry Josephson's property located at [REDACTED]
[REDACTED]

Also attached is a copy of the Buyers' Wire Transfer receipt of their 3% good faith deposit received from escrow right after we spoke earlier.

If you have any further questions or need any additional information, please feel free to call or email me.

Best Regards,
Maudie

Maudie Lattimer

BRE # [REDACTED]
[REDACTED]

**The Radcliffe Group
Sotheby's International Realty**
[REDACTED]