

From: Ann Rodriquez <[REDACTED]>
To: "jeffrey E." <jeevacation@gmail.com>
Subject: Re: 97 Smith Bay
Date: Fri, 23 Dec 2016 17:30:20 +0000

ok

Ann R.

On Dec 23, 2016, at 1:29 PM, jeffrey E. <jeevacation@gmail.com> wrote:

ana, when i send an email to be forwarded DO NOT add anything. ever.

On Fri, Dec 23, 2016 at 12:06 PM, Ann Rodriquez <[REDACTED]> wrote:

Thanks Ms. Laing,
good luck with your marketing.
Do you have any other properties that you think i might be intersted in?
I have found an alternative, but would like to explore any options that you may have.

I'm looking for something within the Redhook area:

- Smithbay
- Redhook
- Pillsbury Heights
- Vessup
- Bolongo

Thank you,
Ann R.

On Dec 23, 2016, at 10:17 AM, Alexandra Laing <[REDACTED]> wrote:

Good morning Ann,

I sure would like to see you as the new owner of 97 Smith Bay!

Mrs. Cerge has made some repairs to the property per the inspection report but she will not pump out septics or chip out settling cracks with the exception of the crack in front of the door to rear caretakers room. She has addressed electrical and plumbing per her notification to me.

If you wish to purchase the property she remains firm at \$326,000.00.

Regards,
Alexandra

 Sea Glass Properties

ALEXANDRA LAING

Realtor
6501 Red Hook Plaza
Suite 201
St. Thomas, VI 00802
[REDACTED] (cell)

[REDACTED] (fax)

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On Tue, Dec 20, 2016 at 9:17 AM, Ann Rodriquez <[REDACTED]> wrote:

Hi Ms. Laing,
thank you for your note.

I am aware the contract was as is, I am also aware that the reason for the inspection was to determine how much repair was needed. It was much more than anticipated. That being said. I am willing to close for 300k . total. and do so by the end of the year.

no financing necessary

Ann R.

On Dec 19, 2016, at 10:10 AM, Alexandra Laing <[REDACTED]> wrote:

Good morning Ann,

As you know, the 17th of December was the deadline to submit your deposit. Since you did not, by its terms, the contract is cancelled.

The inspection report does show items that inspector feels needs repair, however, they do not impact the structural integrity of the building. This is not brand new construction but is a solid building. Seller is in possession of the report and is/was selling the property as is at the price that was agreed to between the two of you.

Acting in good faith, Seller gave all tenants notice of non renewal of their leases and found an alternative rental for the upstairs apartment so that that you could close beginning of 2017, per your wishes.

We will be actively marketing the property to other buyers.

Regards,
Alexandra

 Sea Glass Properties

ALEXANDRA LAING

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