

From: [REDACTED] >

To: [REDACTED] >

Cc: [REDACTED] >

Subject: Fee opinion please-Marshal/FW: 388 Washington Rd, Bradford, NH

Date: Mon, 25 Nov 2019 16:34:35 +0000

Importance: Normal

Inline-Images: image001.jpg

Good morning Title Team!

Pls see below for a new request for a rush cash purch for \$1,075,000. Buyer wants us to handle:

1. Title exam
2. Title due diligence with a close look at easements/covenants
3. Opinion on whether others can enter the property for hunting? Can others shoot onto the property from another property? Can the buyer hunt on the property?
4. They also want to know if anyone is planning on building anything crazy (they cited nuclear power plant) in the vicinity. I explained that we could not do a title search or research on every surrounding property but that we could look at the Town of Bradford planning board meeting minutes for past 6 months to see if anything has applied to do anything in the vicinity that could potentially impact their peaceful enjoyment of the property

She initially said she wanted to close dec 2 and I politely reminded her that that is really only 3 business days away but she begged me to work toward that week as a goal. The P&S close date is somewhere around Dec 13/14 but I don't have it yet.

I'm preparing the engagement letter myself but I'd like feedback on what you think our flat rate should be for this extra work. \$1500?

Property is under agreement, inspections are clear, and all deposits are in so pls move forward with title asap.

Regards,

[REDACTED]
Attorney at Law

Admitted to Practice in NH and MA

Celebrating 13 Years of Service

Locations: Bedford, NH – Concord, NH – Hampton, NH – Keene, NH – New London, NH – Windham, NH – Norwich, VT – Andover, MA

Mailing Address For All Correspondence: P.O. BOX 719, Windham, NH 03087

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From: [REDACTED]

Sent: Monday, November 25, 2019 11:30 AM

To: 'Steve Marshal' <[REDACTED]>

Subject: RE: 388 Washington Rd, Bradford, NH

Dear Steve,

Thank you for your email. I had the pleasure of connecting with Jen this morning and she provided me with many of the details for your transaction including your desire to learn more about the title and whether there are any easements. We will also provide you with an opinion regarding hunting on the property and will let you know if there is any indication in the Town of Bradford planning board meeting minutes of construction in the vicinity that could impede your peaceful enjoyment of the property.

I'll reach out to [REDACTED] this morning to request the Purchase and Sale Agreement. I'll prepare an engagement letter outlining our services within the hour. In the meantime, we will commence our title examination and planning for closing. If you have any questions or would like to speak with me, I may be reached at [REDACTED].

Regards,

[REDACTED]
Attorney at Law

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From: Steve Marshal <[REDACTED]>

Sent: Monday, November 25, 2019 11:10 AM

To: [REDACTED]>

Subject:

Hi [REDACTED], your name was given to me by [REDACTED] from Sotheby's. I am trying to purchase a house in Bradford and am hoping you can help?

I am looking to close quickly and hope you will be able to help with the title search and all other related legal questions

Please confirm that you are available and able to help

Thank you

Steve Marshal