

MEMORANDUM

City of Philadelphia
Date: January 8, 2019

To: MEMBERS OF THE VACANT PROPERTY REVIEW COMMITTEE

From: Susie D. Dwyer – Chairwoman – Vacant Property Review Committee

**Subject: AGENDA FOR THE JANUARY 8, 2019 MEETING OF THE VACANT
PROPERTY REVIEW COMMITTEE**

TIME: 10:00 AM

LOCATION: City Council

**Caucus Room, 4th Floor
City Hall**

The properties being presented for the Committee Members' recommendations at the subject meeting are listed on the following pages by address, census tract, property "type" and suggested program/reuse. Where possible, applicants of record are likewise identified.

The Committee Members will be requested, after appropriate consideration, to recommend acquisition and/or disposition by the City of appropriate public agency, pursuant to the terms and conditions of Chapter 16-400 of the Philadelphia Code.

PROPOSED AGENDA SEQUENCE

- 1. Presentations by Attending Guests (requesting properties)**
- 2. Consideration of the Minutes of previous meetings (corrections received are included herewith)**
- 3. Property Disposition Recommendations**
 - 1. Residential Side/Rear yard**
 - 2. Urban Garden**
 - 3. Public Agency Lot Transfer**
 - 4. Philadelphia Land Bank**
 - 5. Extension of Time**
 - 6. Certificate of Completion**

1. Residential Lots For Transfer and Improvements as Side/Rear Yard Areas
(recommended for transfer at “no consideration”):

<u>Address</u>	<u>Name and Address of Applicant</u>	<u>City Acquired</u>
A. 4739 Upland Street	Aba Cheick Dembele 4741 Upland Street Philadelphia, PA 19143	02/09
B. 5416 Whitby Avenue	Isha Smart-Tholley 5418 Whitby Avenue Philadelphia, PA 19143	06/11

2. Vacant Lots for Improvements as Urban Gardens(no title transfer presently intended)

<u>Address</u>	<u>Name of Applicant</u>	<u>City Acquired</u>
A. 2715 N. Dover Street	Johnnie Stevens	10/79
B. 2111 N. Uber street 2113 N. Uber Street	John Warren “ “	06/85 06/85
C. 5320 Pentridge Street	Yvette Mark	05/85
D. 5531 Hadfield Street	Donna Hammond	12/05

<u>3. Public Agency Lot Transfer</u>	<u>Name of Applicant</u>	<u>City Acquired</u>
A. 3252 Germantown Avenue	PRA Gregory Heller 1234 Market Street Philadelphia, PA 19107	11/95

Attachments-A

4. Properties being transferred from Philadelphia Land Bank

A. 5423-27 Lena Street

Attachments-B

B. 1901-15 N. 33rd Street

Attachments-C

<u>5. Extension of Time</u>	<u>Name of Applicant</u>	<u>Settled</u>
<i>A. 629 Porter Street</i>	<i>Dgunutraq Xhoxhi</i>	<i>05/18</i>

Attachments-D

6. Certificates of Completion

The Grantees for the properties identified hereafter have demonstrated Satisfactory Compliance with the Conditions of Title to which they had agreed at settlement, as evidenced by a physical inspection of the premises. Accordingly, it is recommended that the Committee authorize the issuance of Certificates of Completion in recordable form for the following:

<u>Address</u>	<u>Grantee</u>	<u>Settled</u>
<i>A. 5741 Knox Street</i>	<i>Morgan & Ward Edeavors, LLC c/o Tim Smigelski</i>	<i>07/91</i>

Attachments-E

<i>B. 3048 N. Leithgow Street</i>	<i>Vidalina Saldana</i>	<i>01/99</i>
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This was side yard

Attachments-F

<i>C. 2122 E. Arizona Street</i>	<i>Cynthia Cathrine O'Brien</i>	<i>06/17</i>
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Mortgage balance \$12,750

Attachments-G

<i>D. 2140 N. 5th Street</i>	<i>Alfredo Rosado & Milagros Rosado</i>	<i>06/81</i>
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This was transferred as a Single-Family Dwelling

Attachments-H

<i>E. 2029 N. Hope Street</i>	<i>NSCA</i>	<i>04/97</i>
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Their proposal was to build

Attachments-I

<i>F. 2123 E. Firth Street</i>	<i>Robin Semmelroth</i>	<i>07/07</i>
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This Was a side yard

Attachments-J

<i>G. 2638 Federal Street</i>	<i>Richard Andrews</i>	<i>05/00</i>
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This Was transferred as a side yard

Attachments-K

<i>H. 1557 E. Hewson Street</i>	<i>Joseph Murawski</i>	<i>10/01</i>
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This property was build in 2014

Attachments-L

<i>I. 135 W. Dauphin Street</i>	<i>Joseph Ovelman III</i>	<i>12/16</i>
<i>The balance on mortgage is \$2,405.00</i>		
<i>Attachments-M</i>		
<i>J. 1820 S. 58th Street</i>	<i>Andrew Dix</i>	<i>08/95</i>
<i>The original proposal was a garden. This was recently acquired at Sheriff Sale</i>		
<i>Attachments-N</i>		
<i>K. 1131 S. Dorrance Street</i>	<i>1133 S. Dorrance LLC</i>	<i>01/09</i>
<i>Attachments-O</i>		
<i>L. 536 W. Somerset Street</i>	<i>Carmen Arroyo</i>	<i>06/83</i>
<i>This was a side yard</i>		
<i>Attachments-P</i>		
<i>M. 5524 W. Oxford Street</i>	<i>PHDC</i>	<i>04/86</i>
<i>The deed from PRA to PHDC has the restrictions</i>		
<i>Attachments-Q</i>		
<i>N. 2906 N. 2nd Street</i>	<i>Carmelo Lopez</i>	<i>08/99</i>
<i>Attachments-R</i>		
<i>O. 2245 Wilder Street</i>	<i>William & Alice Johnson</i>	<i>06/98</i>
<i>2247 Wilder Street</i>	<i>“ “ “ “</i>	<i>06/98</i>
<i>Attachments-S</i>		

P. 1411 N. Dover Street PHDC 06/86

Attachments-T

Q. 5628 Utah Street Annette London 06/78

Attachments-U

R. 1862 N. Bucknell Street PHDC 05/85

Attachments-V

Release request from Land Bank

- ***608 Diamond Street***
- ***3123 W. Arizona Street***
- ***525 W. Glenwood Avenue***
- ***1412 N. Myrtlewood Avenue***
- ***1722 N. 3rd Street***
- ***1810 W. Huntingdon Street***
- ***2006 Woodstock Street***
- ***2545 N. 7th Street***
- ***3050 Redner Street***
- ***3928 N. 13th Street***

A

B

Name of Applicant(s):	Philadelphia Redevelopment Authority		
Legal Entity, if applicable:	Philadelphia Redevelopment Authority		
Applicant Mailing Address:	1234 Market St, 16th Floor, Philadelphia, PA 19107		
Application Date:	10/15/2018		
Property Addresses:	5423-27 Lena Street		
Council District & Zoning:	District: 8.00	Zoning: RSA-5	
Final Sale Price*:	\$1.00	OPA Value: \$ 604,800.00	Appraised Value: N/A

**Unless extraneous conditions apply, sale price and accepted price are the same.*

STRATEGIC PLAN GOAL:	<input checked="" type="checkbox"/> Housing <input type="checkbox"/> Business Expansion <input type="checkbox"/> Side Yard <input type="checkbox"/> Garden/Open Space			
PROPOSED DEVELOPMENT:	<input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Rehab <input type="checkbox"/> Garden/Side Yard			
END USE:	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Mixed Use <input type="checkbox"/> Garden/Side Yard			
IF RESIDENTIAL:	<input type="checkbox"/> Single Family <input checked="" type="checkbox"/> Multi-Family # of Units: 24			
TOTAL SQ FT:	14,736		Price/Sq Ft:	
CONSTRUCTION COSTS:				
TOTAL PROJECT COSTS:				
TOTAL PROJECT FUNDING*:	Documentation: Yes No			
PROJECTED SETTLEMENT:				
CENSUS TRACT:	Area Median Income:			
RESIDENTIAL MEDIAN SALES PRICE:	Side Yard Eligible (RMSP \leq \$75,000)			

**Applicant must submit Commitment Letter from lender or provide evidence of access to funding prior to Land Bank approval.*

Check one: Owner Occupied For Sale to Homebuyer ☒ Rental/Tenant Side Yard

Development Summary:

PRA commenced a foreclosure action on its mortgage recorded against the premises. Due to the length of the foreclosure action, PRA requested that the Land Bank acquire the premises at sheriff's sale for later transfer to PRA. This is a conveyance to PRA pursuant to the terms of a Purchase and Management Agreement dated 10/15/2018 between the Land Bank and PRA. In August 2018, L&I declared the premises an "unfit structure". The premises is currently vacant. The Land Bank received the deed from the sheriff on 12/18/18.

Staff Recommendation:

The Land Bank staff recommends that the premises be conveyed to PRA.

Prepared by:

Reviewed by: Christi Jackson

-

- Director of Real Estate



313-27-1000
Dr.

RENTAL
UNIT
FOR
RENT
CALL
313-27-1000

12/20/2018

C

Name of Applicant(s):	MOSAIC Development Partners
Legal Entity, if applicable:	MOSAIC Development Partners
Applicant Mailing Address:	3002 Cecil B. Moore Ave; Philadelphia, PA 19131
Application Date:	04/06/2018
Property Addresses:	1901-15 N 33rd Street
Council District & Zoning:	District: 5.00 Zoning: RM-1
Final Sale Price*:	OPA Value: \$ 0.00 Appraised Value: \$345,000.00

**Unless extraneous conditions apply, sale price and accepted price are the same.*

STRATEGIC PLAN GOAL:	<input checked="" type="checkbox"/> Housing <input type="checkbox"/> Business Expansion <input type="checkbox"/> Side Yard <input type="checkbox"/> Garden/Open Space
PROPOSED DEVELOPMENT:	<input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehab <input type="checkbox"/> Garden/Side Yard
END USE:	<input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Mixed Use <input type="checkbox"/> Garden/Side Yard
IF RESIDENTIAL:	<input type="checkbox"/> Single Family <input checked="" type="checkbox"/> Multi-Family # of Units: 48
TOTAL SQ FT:	19,954 Price/Sq Ft: \$ 281.26
CONSTRUCTION COSTS:	\$ 4,755,566.00
TOTAL PROJECT COSTS:	\$ 5,612,186.00
TOTAL PROJECT FUNDING*:	\$ 5,612,186.00 Documentation: Yes <input checked="" type="checkbox"/> No
PROJECTED SETTLEMENT:	03/31/2019
CENSUS TRACT:	015101 Area Median Income: \$ 40,649.00
RESIDENTIAL MEDIAN SALES PRICE:	\$ 53,000.00 Side Yard Eligible (RMSP ≤ \$75,000)

**Applicant must submit Commitment Letter from lender or provide evidence of access to funding prior to Land Bank approval.*

Check one: Owner Occupied For Sale to Homebuyer ☒ Rental/Tenant Side Yard

Development Summary:

Mosaic proposes a phased \$5.6M market rate, residential project consisting of 20 for-sale units and 28 rental units. Five 3-story multi-family structures will front 33rd Street from the corner of Monument Street. Each structure will consist of 3 bi-level units and one flat. The one-bedroom flat is 512 SF, the 1- bedroom + den bi-level unit is 992 SF and the two 2-bedroom bi-level units are 992 SF. Due to the environmental challenges at the corner of Berks & 33rd Streets, Mosaic proposes a 4-story apartment building with a 1,920 SF ground floor commercial space and twenty-eight, 480 SF 1-bedroom apartments.

Staff Recommendation:

These parcels of land have been vacant and in the public inventory since 2006. The site is known to have environmental issues which will require remediation. The Philadelphia Land Bank staff recommends the disposition of 1901-15 N 33rd Street.

Prepared by:

-

Reviewed by: Christi Jackson

- RE Director - Philadelphia Land Bank



Q23 - 1001 - 1001

12/27/2018

D

Good Morning Susie

My father and I sat with you on Friday regarding the property 629 Porter Street. we purchased it this year from the land bank and are in the process of building it.

we would like to built a multi-unit home since it is a corner property and there are plenty of multi unit homes on that street and block, but we noticed there is a deed restriction on it. you mentioned something about coming on January 7th in order to get that changed.

Can you please send me the details of the location we are to come in ?

Thank You

02/29/2019
C. Parker

12/20/2018



E

**Morgan & Ward Endeavors LLC
5800 Greene Street
Philadelphia PA 19144
215-880-1100**

December 27, 2018

Ms Susie Jarmon
Philadelphia Redevelopment Authority
1234 Market Street 16th Floor
Philadelphia PA 19107

RE: 5741 Knox St. Philadelphia PA 19144
Certificate of the Reverter request

Good Morning Ms Jarmon,

I am writing to request restrictions to be removed from 5741 Knox St. Phila PA 19144.
I purchased the property from the PRA back in July 2016.
I am seeking a Certificate of the Reverter from the VPRC or City of Philadelphia.

The purpose of the request is I intend to convey this property and 3 adjacent properties (152, 154, 156 West Price St) to a new LLC in order to combine the 4 parcels into 3 buildable lots that I plan to build in the spring of 2019.
5741 Knox st is a very small parcel that I would add to the rear of 156 W Price st in order to complete a full yard equal to the depth of the remaining properties on West Price st.

Thank you for you time reviewing this matter and I look forward to attending the VPRC meeting on January 8, 2019

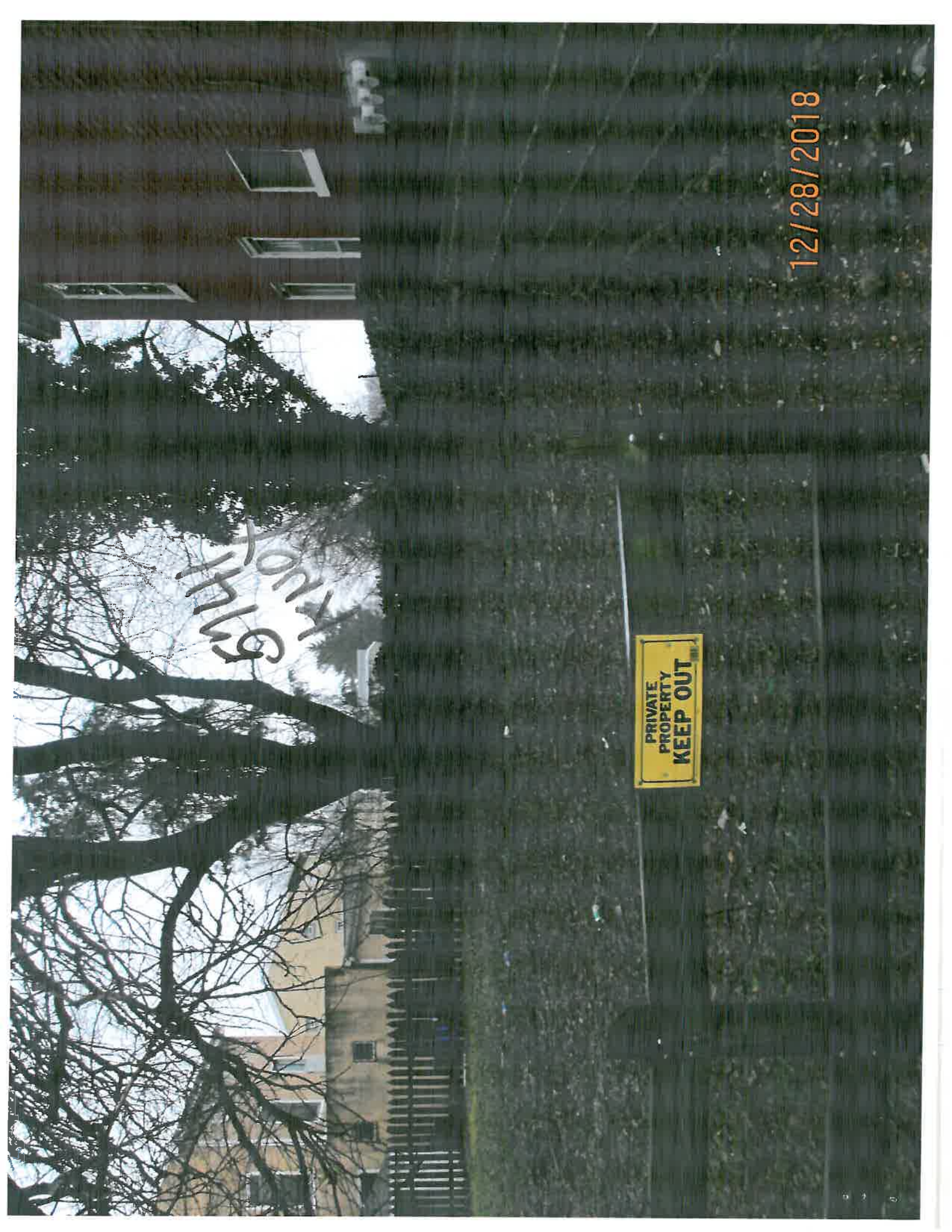
Sincerely,

Timothy Smigelski
Sole Owner
Morgan & Ward Endeavors LLC

12/28/2018

PRIVATE
PROPERTY
KEEP OUT

11/15/18



F

Good afternoon, my name is Reinel Leon and the purpose for this statement is to ask that my name to be removed and all restrictions to be lifted from property 3048 N. Leithgow St. Philadelphia, PA 19133. Please find attachment to complete this process. If you may need any more documentation or need to contact me directly, you may reach me at 813-580-1771.

1 of 6

Agreement to Sell Real Estate

Renee M. Lewis Rf M. L. PHA 813-580-1771 (Seller Name), of
3049 N. Lawrence St Phila, Pa 19133 (Seller Address), as Seller,
and William A. Bengtson (Buyer Name), of
7237 Oxford Ave Phila PA 19111 (Buyer Address), as Buyer,
heraby agree that the Seller shall sell and the Buyer shall buy the following described property
UPON THE TERMS AND CONDITIONS HEREINAFTER SET FORTH, within this contract.

1. Legal Description of real estate located in 3049 N. Lawrence St County, State
of Phila PA 19133 (Include the full legal description as found on the deed, not just the
address. Attach on a separate page if there is not enough room below.):

This includes the lot of 3048 Leithgow St.
Phila, PA 19133.

2. Purchase Price: \$ 50,000 Dollars
(\$ _____).

Method of Payment:

- (a) Deposit to be held in trust by _____ \$ _____
- (b) Approximate principal balance of first mortgage to which
conveyance shall be subject, if any. \$ _____
Mortgage holder: _____
Interest 5.25 % per annum.
- (c) Other Deposit: _____ \$ _____
- (d) Cash, or certified or local cashier's check, due on closing
and delivery of deed (or such greater or lesser amount as
may be necessary to complete payment of purchase
price after credits, adjustments and prorations). \$ _____



Property In Use

12/28/2018



12/28/2018

G

STANDARD AGREEMENT FOR THE SALE OF VACANT LAND**ASVL**

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR).

PARTIES	
BUYER(S): <u>Mont-Alto Llc</u>	SELLER(S): <u>Cynthia C. Obrien</u>
BUYER'S MAILING ADDRESS:	SELLER'S MAILING ADDRESS:

PROPERTY	
<input type="checkbox"/> See Property Description Addendum	
ADDRESS (including postal city) <u>2122 E. Arizona St</u> ZIP <u>19125</u>	
in the municipality of <u>Philadelphia</u> , County of <u>Philadelphia</u>	
in the School District of <u>Philadelphia</u> , in the Commonwealth of Pennsylvania.	
Tax ID #(s): <u>313104301</u> and/or	
Identification (e.g., Parcel #; Lot, Block; Deed Book, Page, Recording Date; Control #):	

BUYER'S RELATIONSHIP WITH PA LICENSED BROKER	
<input type="checkbox"/> No Business Relationship (Buyer is not represented by a broker)	
Broker (Company) <u>Neighborhood Real Estate</u>	Licensee(s) (Name) <u>Ryan Straub</u>
Company License # <u>RB068266</u>	State License # <u>RM423054</u>
Company Address <u>2607 E. Allegheny Av 1st Fl,</u>	Direct Phone(s)
<u>Philadelphia, PA 19134</u>	Cell Phone(s) <u>(215) 359-8419</u>
Company Phone <u>(215) 600-4098</u>	Email <u>ryan@nrephilly.com</u>
Company Fax <u>(215) 600-4120</u>	Licensee(s) is (check only one):
Broker is (check only one):	<input type="checkbox"/> Buyer Agent (all company licensees represent Buyer)
<input type="checkbox"/> Buyer Agent (Broker represents Buyer only)	<input type="checkbox"/> Buyer Agent with Designated Agency (only Licensee(s) named above represent Buyer)
<input checked="" type="checkbox"/> Dual Agent (See Dual and/or Designated Agent box below)	<input type="checkbox"/> Dual Agent (See Dual and/or Designated Agent box below)
<input type="checkbox"/> Transaction Licensee (Broker and Licensee(s) provide real estate services but do not represent Buyer)	

SELLER'S RELATIONSHIP WITH PA LICENSED BROKER	
<input type="checkbox"/> No Business Relationship (Seller is not represented by a broker)	
Broker (Company) <u>Neighborhood Real Estate</u>	Licensee(s) (Name) <u>Ryan Straub</u>
Company License # <u>RM423054</u>	State License # <u>RB068266</u>
Company Address <u>2607 E. Allegheny Av 1st Fl,</u>	Direct Phone(s)
<u>Philadelphia, PA 19134</u>	Cell Phone(s) <u>(215) 359-8419</u>
Company Phone <u>(215) 600-4098</u>	Email <u>forsale@NREphilly.com</u>
Company Fax <u>(215) 600-4120</u>	Licensee(s) is (check only one):
Broker is (check only one):	<input type="checkbox"/> Seller Agent (all company licensees represent Seller)
<input type="checkbox"/> Seller Agent (Broker represents Seller only)	<input type="checkbox"/> Seller Agent with Designated Agency (only Licensee(s) named above represent Seller)
<input checked="" type="checkbox"/> Dual Agent (See Dual and/or Designated Agent box below)	<input type="checkbox"/> Dual Agent (See Dual and/or Designated Agent box below)
<input type="checkbox"/> Transaction Licensee (Broker and Licensee(s) provide real estate services but do not represent Seller)	

DUAL AND/OR DESIGNATED AGENCY	
A Broker is a Dual Agent when a Broker represents both Buyer and Seller in the same transaction. A Licensee is a Dual Agent when a Licensee represents Buyer and Seller in the same transaction. All of Broker's licensees are also Dual Agents UNLESS there are separate Designated Agents for Buyer and Seller. If the same Licensee is designated for Buyer and Seller, the Licensee is a Dual Agent.	
By signing this Agreement, Buyer and Seller each acknowledge having been previously informed of, and consented to, dual agency, if applicable.	

Buyer Initials: OS

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Seller Initials: CO

Pennsylvania Association of REALTORS®

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rev. 1/18; rel. 4/18

1. By this Agreement, dated December 6, 2018

Seller hereby agrees to sell and convey to Buyer, who agrees to purchase, the identified Property.

2. PURCHASE PRICE AND DEPOSITS (1-16)

(A) Purchase Price \$ 25,000.00

(Twenty-Five Thousand

U.S. Dollars), to be paid by Buyer as follows:

1. Initial Deposit, within _____ days (5 if not specified) of Execution Date, if not included with this Agreement: \$ _____

2,500.00

2. Additional Deposit within _____ days of the Execution Date: \$ _____

3. \$ _____

Remaining balance will be paid at settlement.

(B) All funds paid by Buyer, including deposits, will be paid by check, cashier's check or wired funds. All funds paid by Buyer within 30 DAYS of settlement, including funds paid at settlement, will be by cashier's check or wired funds, but not by personal check.

(C) Deposits, regardless of the form of payment and the person designated as payee, will be paid in U.S. Dollars to Broker for Seller (unless otherwise stated here: _____), who will retain deposits in an escrow account in conformity with all applicable laws and regulations until consummation or termination of this Agreement. Only real estate brokers are required to hold deposits in accordance with the rules and regulations of the State Real Estate Commission. Checks tendered as deposit monies may be held uncashed pending the execution of this Agreement.

3. SELLER ASSIST (If Applicable) (2-12)

Seller will pay \$ _____ or _____ % of Purchase Price (0 if not specified) toward Buyer's costs, as permitted by the mortgage lender, if any. Seller is only obligated to pay up to the amount or percentage which is approved by mortgage lender.

4. SETTLEMENT AND POSSESSION (1-16)

(A) Settlement Date is December 31, 2018, or before if Buyer and Seller agree.

(B) Settlement will occur in the county where the Property is located or in an adjacent county, during normal business hours, unless Buyer and Seller agree otherwise.

(C) At time of settlement, the following will be pro-rated on a daily basis between Buyer and Seller, reimbursing where applicable: current taxes; rents; interest on mortgage assumptions; water and/or sewer fees, together with any other lienable municipal service fees. All charges will be pro-rated for the period(s) covered. Seller will pay up to and including the date of settlement and Buyer will pay for all days following settlement, unless otherwise stated here: _____

(D) For purposes of prorating real estate taxes, the "periods covered" are as follows:

1. Municipal tax bills for all counties and municipalities in Pennsylvania are for the period from January 1 to December 31.

2. School tax bills for the Philadelphia, Pittsburgh and Scranton School Districts are for the period from January 1 to December 31.

School tax bills for all other school districts are for the period from July 1 to June 30.

(E) Conveyance from Seller will be by fee simple deed of special warranty unless otherwise stated here: _____

(F) Payment of transfer taxes will be divided equally between Buyer and Seller unless otherwise stated here: _____

(G) Possession is to be delivered by deed, existing keys and physical possession to a vacant Property free of debris, with all structures broom-clean, at day and time of settlement, unless Seller, before signing this Agreement, has identified in writing that the Property is subject to a lease.

(H) If Seller has identified in writing that the Property is subject to a lease, possession is to be delivered by deed, existing keys and assignment of existing leases for the Property, together with security deposits and interest, if any, at day and time of settlement. Seller will not enter into any new leases, nor extend existing leases, for the Property without the written consent of Buyer. Buyer will acknowledge existing lease(s) by initialing the lease(s) at the execution of this Agreement, unless otherwise stated in this Agreement.

5. DATES/TIME IS OF THE ESSENCE (2-12)

(A) Written acceptance of all parties will be on or before: December 11, 2018

(B) The Settlement Date and all other dates and times identified for the performance of any obligations of this Agreement are of the essence and are binding.

(C) The Execution Date of this Agreement is the date when Buyer and Seller have indicated full acceptance of this Agreement by signing and/or initialing it. For purposes of this Agreement, the number of days will be counted from the Execution Date, excluding the day this Agreement was executed and including the last day of the time period. All changes to this Agreement should be initialed and dated.

(D) The Settlement Date is not extended by any other provision of this Agreement and may only be extended by mutual written agreement of the parties.

(E) Certain terms and time periods are pre-printed in this Agreement as a convenience to the Buyer and Seller. All pre-printed terms and time periods are negotiable and may be changed by striking out the pre-printed text and inserting different terms acceptable to all parties, except where restricted by law.

6. ZONING (1-16)

Failure of this Agreement to contain the zoning classification (except in cases where the property {and each parcel thereof, if subdividable} is zoned solely or primarily to permit single-family dwellings) will render this Agreement voidable at Buyer's option, and, if voided, any deposits tendered by the Buyer will be returned to the Buyer without any requirement for court action.

Zoning Classification, as set forth in the local zoning ordinance: RSA 5

66 Buyer Initials:

DS
08

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Seller Initials:

DS
CA

H

STANDARD REAL ESTATE PURCHASE AND SALE AGREEMENT

SL Land Acquisitions 2018, LLC and or its assignee or nominee, hereinafter referred to as Buyer with an address of 2301 Washington Avenue, Suite 111, Philadelphia, PA 19146, and Humberto Padilla, hereinafter referred to as Seller with an address at 2140 N 5th Street Philadelphia PA ,19122 which terms may be singular or plural and include the heirs, successors, personal representatives and assigns of Seller and Buyer, hereby agree that Seller will sell and Buyer will buy the following property, with such improvements as are located thereon, and is described as follows: All that tract of land lying and being in Philadelphia County, and being known as 2140 N 5th Street together with all light fixtures, all electrical, mechanical, plumbing, air-conditioning, and any other systems or fixtures as are attached thereto; all plants, trees, and shrubbery now a part thereof, together with all the improvements thereon; and all appurtenances thereto, as more particularly described in Exhibit(s) "A" attached hereto and made a part hereof (the "Property").

Seller and Buyer, intending to be legally bound, agree to the following terms and conditions with respect to the purchase and sale of the Property:

1. Total Purchase Price to be paid by Buyer is payable as follows:

- A. Earnest money deposit ("Deposit") check which will remain as a binder until closing, and be held for Seller by closing agent (chosen by Buyer) until closing, unless sooner forfeited or returned, according to the provisions of this Agreement. \$ 500
- B. Balance due at closing (not including Buyers closing costs, prepaid items or prorations) in U.S. cash, title company check, certified or cashier's check \$ 5,500
- C. Total Purchase Price. \$ 6,000

2. Closing Costs: Buyer and seller will split any realty transfer tax equally. All taxes, rentals, condominium or association fees, real estate taxes and other similar closing costs will be prorated as of the date of closing consistent with Pennsylvania customary practices.

3. Title Examination, Place and Time for Closing: If title evidence and survey show Seller is vested with a good, clear and marketable title, the transaction will be closed and the deed and other closing papers delivered on or before the later of (i) **30 days from the end of the Due Diligence Period** (as hereinafter defined), plus any extensions necessary in order to complete paperwork, unless extended by other conditions of this Agreement or this Agreement is canceled by the Buyer. Buyer shall order a title commitment from a title company selected by Buyer (the "Title Company"). If title evidence or survey reveal any defects which render the title unclear, Buyer will have 30 days from receipt of title commitment and survey to notify Seller of such title defects and Seller agrees to use reasonable diligence to cure such defects at Seller's expense and will have 30 days (the "Cure Period") to do so provided that Seller must remove all liens of an ascertainable amount filed against the Property prior to closing. If Seller fails either to cure or remove such objection to the reasonable satisfaction of the Title Company and Buyer prior to the expiration of the Cure Period, Buyer may either terminate this Agreement by written notice to Seller (and the Title Company will return the Deposit to Buyer) or waive such objection and accept such title as Seller is able to convey without any reduction in the Purchase Price except for liens of an ascertainable amount. Buyer shall have the right to object to any new title exceptions first raised by the Title Company in any modification, update, recertification or amendment to the Title Commitment which is issued after the initial title commitment (a "Title Date Down") by giving written notice ("Buyer's Additional Objections") to Seller within five (5) business days after Buyer's receipt of any such Title Date Down, but in any event no later than closing. If Buyer timely delivers Buyer's Additional Objections to Seller specifying Buyer's objection to any new title exception first raised in a Title Date Down (each an "Additional Title Objection"), Seller may, but shall not be obligated to, attempt to remove from the title policy some or all of such Additional Title Objections set forth in any Buyer's Additional Objections. If Seller does not notify Buyer in writing within five (5) business days after Seller's receipt of Buyer's Additional Objections (but in any event prior to closing) that Seller has agreed to so remove any Additional Title Objections, Seller shall be deemed to have notified Buyer that Seller is unable or unwilling to remove such Additional Title Objections. If Seller notifies or is deemed to have notified Buyer that Seller is unable or unwilling to remove any Additional Title Objection, Buyer shall be entitled to terminate this Agreement by delivering to Seller and Title Company written notice on or before closing or waive such objection and accept such title as Seller is able to convey without any reduction in the Purchase Price except for liens of an ascertainable amount. If this Agreement is terminated by reason of an Additional Title Objection, the Deposit shall be returned to Buyer and neither party shall have any further rights or obligations under this Agreement. Notwithstanding anything to the contrary herein, Buyer shall have the ability to extend the Cure Period and the date for closing hereunder to provide Seller additional time to cure any objectionable title matters at Buyer's sole and absolute discretion.

4. Loss or Damage: If the property is damaged by fire or other casualty prior to closing, Buyer will have the option of either taking the Property as is and receiving all insurance proceeds payable to Seller in connection therewith, OR of canceling this Agreement.

5. Property Condition and Inspection: Seller shall deliver the Property in the same condition as they were on the date of this Agreement, normal wear and tear excepted, and they shall be in a clean and ready to occupy condition, except as otherwise specified herein. Seller agrees, both during the term of this Agreement, and after Closing, to cooperate with Buyer in Buyer's application and/or development approvals. Seller, either directly or through others, agrees to not oppose any application, permit, plan or approval sought by Buyer. Seller agrees to grant

Initials SLH-P.

2140 N 5th

12/13/2018



I

STANDARD AGREEMENT FOR THE SALE OF REAL ESTATE

ASR

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR).

PARTIES

BUYER(S): 2029 N Hope LLC
and/or Entity to be
formed

BUYER'S MAILING ADDRESS:
1432 GERMANTOWN AVE
PHILA, PA 19122 SUITE #1

SELLER(S): Norris Square
Civic Association AKA
Norris Square Conty Alliance

SELLER'S MAILING ADDRESS: 744 Diamond St.
149th Susquehanna Ave
Philadelphia, PA 19122

PROPERTY

ADDRESS (including postal city) 2029 HOPE ST ZIP 19122

in the municipality of PHILA, County of _____, in the Commonwealth of Pennsylvania.

in the School District of PHILA

Tax ID #(s): 885794780 and/or

Identification (e.g., Parcel #; Lot, Block; Deed Book, Page, Recording Date): _____

BUYER'S RELATIONSHIP WITH PA LICENSED BROKER

☒ No Business Relationship (Buyer is not represented by a broker)

Broker (Company) _____
Company License # _____
Company Address _____
Company Phone _____
Company Fax _____

Broker is (check only one):

- ☐ Buyer Agent (Broker represents Buyer only)
☐ Dual Agent (See Dual and/or Designated Agent box below)

Licensee(s) (Name) _____
State License # _____
Direct Phone(s) _____
Cell Phone(s) _____
Email _____

Licensee(s) is (check only one):

- ☐ Buyer Agent (all company licensees represent Buyer)
☐ Buyer Agent with Designated Agency (only Licensee(s) named above represent Buyer)
☐ Dual Agent (See Dual and/or Designated Agent box below)

☐ Transaction Licensee (Broker and Licensee(s) provide real estate services but do not represent Buyer)

SELLER'S RELATIONSHIP WITH PA LICENSED BROKER

☒ No Business Relationship (Seller is not represented by a broker)

Broker (Company) _____
Company License # _____
Company Address _____
Company Phone _____
Company Fax _____

Broker is (check only one):

- ☐ Seller Agent (Broker represents Seller only)
☐ Dual Agent (See Dual and/or Designated Agent box below)

Licensee(s) (Name) _____
State License # _____
Direct Phone(s) _____
Cell Phone(s) _____
Email _____

Licensee(s) is (check only one):

- ☐ Seller Agent (all company licensees represent Seller)
☐ Seller Agent with Designated Agency (only Licensee(s) named above represent Seller)
☐ Dual Agent (See Dual and/or Designated Agent box below)

☐ Transaction Licensee (Broker and Licensee(s) provide real estate services but do not represent Seller)

DUAL AND/OR DESIGNATED AGENCY

A Broker is a Dual Agent when a Broker represents both Buyer and Seller in the same transaction. A Licensee is a Dual Agent when a Licensee represents Buyer and Seller in the same transaction. All of Broker's licensees are also Dual Agents UNLESS there are separate Designated Agents for Buyer and Seller. If the same Licensee is designated for Buyer and Seller, the Licensee is a Dual Agent.

By signing this Agreement, Buyer and Seller each acknowledge having been previously informed of, and consented to, dual agency, if applicable.

Buyer Initials: _____

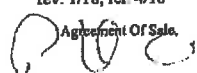
ASR Page 1 of 13

Seller Initials: _____

 Pennsylvania Association of Realtors®

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rev. 1/18; rel. 4/18



1. **By this Agreement**, dated DECEMBER 6, 2018,
Seller hereby agrees to sell and convey to Buyer, who agrees to purchase, the identified Property.
2. **PURCHASE PRICE AND DEPOSITS (4-14)**
(A) Purchase Price \$ 55,000.00
() U.S. Dollars), to be paid by Buyer as follows:
1. Initial Deposit, within _____ days (5 if not specified) of Execution Date,
if not included with this Agreement: \$ 1,000
 2. Additional Deposit within _____ days of the Execution Date: \$ _____
 3. _____ \$ _____
- Remaining balance will be paid at settlement.
- (B) All funds paid by Buyer, including deposits, will be paid by check, cashier's check or wired funds. All funds paid by Buyer within 30 days of settlement, including funds paid at settlement, will be by cashier's check or wired funds, but not by personal check.
- (C) Deposits, regardless of the form of payment, will be paid in U.S. Dollars to Broker for Seller (unless otherwise stated here: _____), who will retain deposits in an escrow account in conformity with all applicable laws and regulations until consummation or termination of this Agreement. Only real estate brokers are required to hold deposits in accordance with the rules and regulations of the State Real Estate Commission. Checks tendered as deposit monies may be held uncashed pending the execution of this Agreement.
3. **SELLER ASSIST (If Applicable) (1-10)**
Seller will pay \$ _____ or _____ % of Purchase Price (0 if not specified) toward Buyer's costs, as permitted by the mortgage lender, if any. Seller is only obligated to pay up to the amount or percentage which is approved by mortgage lender.
4. **SETTLEMENT AND POSSESSION (4-14)**
(A) Settlement Date is DECEMBER 31ST 2018 or before if Buyer and Seller agree.
(B) Settlement will occur in the county where the Property is located or in an adjacent county, during normal business hours, unless Buyer and Seller agree otherwise.
(C) At time of settlement, the following will be pro-rated on a daily basis between Buyer and Seller, reimbursing where applicable: current taxes; rents; interest on mortgage assumptions; condominium fees and homeowner association fees; water and/or sewer fees, together with any other lienable municipal service fees. All charges will be prorated for the period(s) covered. Seller will pay up to and including the date of settlement and Buyer will pay for all days following settlement, unless otherwise stated here:
(D) For purposes of prorating real estate taxes, the "periods covered" are as follows:
1. Municipal tax bills for all counties and municipalities in Pennsylvania are for the period from January 1 to December 31.
2. School tax bills for the Philadelphia, Pittsburgh and Scranton School Districts are for the period from January 1 to December 31.
School tax bills for all other school districts are for the period from July 1 to June 30.
(E) Conveyance from Seller will be by fee simple deed of special warranty unless otherwise stated here:
(F) Payment of transfer taxes will be divided equally between Buyer and Seller unless otherwise stated here: BUYER WILL PAY ALL TRANSFER TAX
(G) Possession is to be delivered by deed, existing keys and physical possession to a vacant Property free of debris, with all structures broom-clean, at day and time of settlement, unless Seller, before signing this Agreement, has identified in writing that the Property is subject to a lease.
(H) If Seller has identified in writing that the Property is subject to a lease, possession is to be delivered by deed, existing keys and assignment of existing leases for the Property, together with security deposits and interest, if any, at day and time of settlement. Seller will not enter into any new leases, nor extend existing leases, for the Property without the written consent of Buyer. Buyer will acknowledge existing lease(s) by initialing the lease(s) at the execution of this Agreement, unless otherwise stated in this Agreement.
☐ Tenant-Occupied Property Addendum (PAR Form TOP) is attached and made part of this Agreement.
5. **DATES/TIME IS OF THE ESSENCE (1-10)**
(A) Written acceptance of all parties will be on or before: _____
(B) The Settlement Date and all other dates and times identified for the performance of any obligations of this Agreement are of the essence and are binding.
(C) The Execution Date of this Agreement is the date when Buyer and Seller have indicated full acceptance of this Agreement by signing and/or initialing it. For purposes of this Agreement, the number of days will be counted from the Execution Date, excluding the day this Agreement was executed and including the last day of the time period. All changes to this Agreement should be initialed and dated.
(D) The Settlement Date is not extended by any other provision of this Agreement and may only be extended by mutual written agreement of the parties.
(E) Certain terms and time periods are pre-printed in this Agreement as a convenience to the Buyer and Seller. All pre-printed terms and time periods are negotiable and may be changed by striking out the pre-printed text and inserting different terms acceptable to all parties, except where restricted by law.



12/19/2018

40203

J

Dear Mrs.Jarmon;

I hope this letter finds you well. I am writing you today as I am looking to sell the property I bought in 2007 from the city of Philadelphia.

I cared for the lot and kept it clean and maintained since prior to purchase.

I am asking for permission at this time to sell the land and to have any restrictions removed.

Thank You!

Robin Semmelroth

STANDARD AGREEMENT FOR THE SALE OF VACANT LAND**ASVL**

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR).

PARTIES**BUYER(S):** Tota Homes LLC (Dennis Tota)**SELLER(S):** Robin Semmelroth**BUYER'S MAILING ADDRESS:**2502 E. clearfield st Philadelphia Pa 19134**SELLER'S MAILING ADDRESS:**507 WINDSOR DRIVE NEWARK DE 19711**PROPERTY**☐ **See Property Description Addendum****ADDRESS** (including postal city) 2123 E. Firth St**ZIP** 19125-1706in the municipality of Philadelphia, County of Philadelphiain the School District of Phil

, in the Commonwealth of Pennsylvania.

Tax ID #(s): OPA ACCOUNT 314059901

and/or

Identification (e.g., Parcel #; Lot, Block; Deed Book, Page, Recording Date; Control #): OPA ACCOUNT314059901**BUYER'S RELATIONSHIP WITH PA LICENSED BROKER**☐ **No Business Relationship** (Buyer is not represented by a broker)**Broker (Company)** LYL REALTY GROUP**Licensee(s) (Name)** ROBIN SEMMELROTH**Company License #** RB06148**State License #** RS329355**Company Address** 3000 W Girard Ave, Philadelphia, PA
19130**Direct Phone(s)** (267) 596-2066**Cell Phone(s)** (267) 596-2066**Company Phone****Email** Robinsemmelroth@gmail.com**Company Fax****Licensee(s) is (check only one):****Broker is (check only one):**☒ **Buyer Agent** (Broker represents Buyer only)☐ **Buyer Agent** (all company licensees represent Buyer)☐ **Dual Agent** (See Dual and/or Designated Agent box below)☐ **Buyer Agent with Designated Agency** (only Licensee(s) named above represent Buyer)☐ **Dual Agent** (See Dual and/or Designated Agent box below)☐ **Transaction Licensee** (Broker and Licensee(s) provide real estate services but do not represent Buyer)**SELLER'S RELATIONSHIP WITH PA LICENSED BROKER**☐ **No Business Relationship** (Seller is not represented by a broker)**Broker (Company)** LYL REALTY GROUP**Licensee(s) (Name)** Robin Semmelroth**Company License #** RB068148**State License #** RS329355**Company Address** 3000 W Girard Ave, Philadelphia, PA
19130**Direct Phone(s)** (267) 596-2066**Cell Phone(s)** (267) 596-2066**Company Phone** (267) 773-8600**Email** Robinsemmelroth@gmail.com**Company Fax** (800) 878-2993**Licensee(s) is (check only one):****Broker is (check only one):**☒ **Seller Agent** (Broker represents Seller only)☐ **Seller Agent** (all company licensees represent Seller)☐ **Dual Agent** (See Dual and/or Designated Agent box below)☐ **Seller Agent with Designated Agency** (only Licensee(s) named above represent Seller)☐ **Dual Agent** (See Dual and/or Designated Agent box below)☐ **Transaction Licensee** (Broker and Licensee(s) provide real estate services but do not represent Seller)**DUAL AND/OR DESIGNATED AGENCY**

A Broker is a Dual Agent when a Broker represents both Buyer and Seller in the same transaction. A Licensee is a Dual Agent when a Licensee represents Buyer and Seller in the same transaction. All of Broker's licensees are also Dual Agents UNLESS there are separate Designated Agents for Buyer and Seller. If the same Licensee is designated for Buyer and Seller, the Licensee is a Dual Agent.

By signing this Agreement, Buyer and Seller each acknowledge having been previously informed of, and consented to, dual agency, if applicable.

Buyer Initials: DT

ASVL Page 1 of 13

Seller Initials: RS

Pennsylvania Association of REALTORS®

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rev. 1/18; rel. 4/18

1. By this Agreement, dated November 19, 2018
 Seller hereby agrees to sell and convey to Buyer, who agrees to purchase, the identified Property.
2. **PURCHASE PRICE AND DEPOSITS (1-16)**
 (A) Purchase Price \$ 78,000.00
 (Seventy-Eight Thousand U.S. Dollars), to be paid by Buyer as follows:
1. Initial Deposit, within _____ days (5 if not specified) of Execution Date,
 if not included with this Agreement: \$ 7,800.00
2. Additional Deposit within _____ days of the Execution Date: \$ _____
3. _____ \$ _____
- Remaining balance will be paid at settlement.
- (B) All funds paid by Buyer, including deposits, will be paid by check, cashier's check or wired funds. All funds paid by Buyer within 30 DAYS of settlement, including funds paid at settlement, will be by cashier's check or wired funds, but not by personal check.
- (C) Deposits, regardless of the form of payment and the person designated as payee, will be paid in U.S. Dollars to Broker for Seller (unless otherwise stated here: _____), who will retain deposits in an escrow account in conformity with all applicable laws and regulations until consummation or termination of this Agreement. Only real estate brokers are required to hold deposits in accordance with the rules and regulations of the State Real Estate Commission. Checks tendered as deposit monies may be held uncashed pending the execution of this Agreement.
3. **SELLER ASSIST (If Applicable) (2-12)**
 Seller will pay \$ _____ or _____ % of Purchase Price (0 if not specified) toward Buyer's costs, as permitted by the mortgage lender, if any. Seller is only obligated to pay up to the amount or percentage which is approved by mortgage lender.
4. **SETTLEMENT AND POSSESSION (1-16)**
 (A) Settlement Date is December 19, 2018, or before if Buyer and Seller agree.
- (B) Settlement will occur in the county where the Property is located or in an adjacent county, during normal business hours, unless Buyer and Seller agree otherwise.
- (C) At time of settlement, the following will be pro-rated on a daily basis between Buyer and Seller, reimbursing where applicable: current taxes; rents; interest on mortgage assumptions; water and/or sewer fees, together with any other lienable municipal service fees. All charges will be pro-rated for the period(s) covered. Seller will pay up to and including the date of settlement and Buyer will pay for all days following settlement, unless otherwise stated here: _____
- (D) For purposes of prorating real estate taxes, the "periods covered" are as follows:
 1. Municipal tax bills for all counties and municipalities in Pennsylvania are for the period from January 1 to December 31.
 2. School tax bills for the Philadelphia, Pittsburgh and Scranton School Districts are for the period from January 1 to December 31.
 School tax bills for all other school districts are for the period from July 1 to June 30.
- (E) Conveyance from Seller will be by fee simple deed of special warranty unless otherwise stated here: _____
- (F) Payment of transfer taxes will be divided equally between Buyer and Seller unless otherwise stated here: _____
- (G) Possession is to be delivered by deed, existing keys and physical possession to a vacant Property free of debris, with all structures broom-clean, at day and time of settlement, unless Seller, before signing this Agreement, has identified in writing that the Property is subject to a lease.
- (H) If Seller has identified in writing that the Property is subject to a lease, possession is to be delivered by deed, existing keys and assignment of existing leases for the Property, together with security deposits and interest, if any, at day and time of settlement. Seller will not enter into any new leases, nor extend existing leases, for the Property without the written consent of Buyer. Buyer will acknowledge existing lease(s) by initialing the lease(s) at the execution of this Agreement, unless otherwise stated in this Agreement.
5. **DATES/TIME IS OF THE ESSENCE (2-12)**
 (A) Written acceptance of all parties will be on or before: November 21, 2018
- (B) The Settlement Date and all other dates and times identified for the performance of any obligations of this Agreement are of the essence and are binding.
- (C) The Execution Date of this Agreement is the date when Buyer and Seller have indicated full acceptance of this Agreement by signing and/or initialing it. For purposes of this Agreement, the number of days will be counted from the Execution Date, excluding the day this Agreement was executed and including the last day of the time period. All changes to this Agreement should be initialed and dated.
- (D) The Settlement Date is not extended by any other provision of this Agreement and may only be extended by mutual written agreement of the parties.
- (E) Certain terms and time periods are pre-printed in this Agreement as a convenience to the Buyer and Seller. All pre-printed terms and time periods are negotiable and may be changed by striking out the pre-printed text and inserting different terms acceptable to all parties, except where restricted by law.
6. **ZONING (1-16)**
 Failure of this Agreement to contain the zoning classification (except in cases where the property {and each parcel thereof, if subdividable} is zoned solely or primarily to permit single-family dwellings) will render this Agreement voidable at Buyer's option, and, if voided, any deposits tendered by the Buyer will be returned to the Buyer without any requirement for court action.
 Zoning Classification, as set forth in the local zoning ordinance: RSA-5

66 Buyer Initials: DT

ASVL Page 2 of 13

Seller Initials: KS

2123 E 14th St

BEWARE
OF DOG

12/17/2018



6/10/23
12/17/2018

12/17/2018



K

Good morning Miss Jarmon

My name is Brian McKernan from Carriage Investments LLC

I bought this vacant land back in 2010 and build a duplex (see attached CO - zoning and building permits)

I currently have it under contract to go to sale at end of the month , but the title company says I need a Cert from vacant lot Committee so that they can record it -

I would really appreciate your help with this matter

Feel free to call me on my cell anytime, thank you in advance

Best regards Brian

Carriage Investments LLC
1216 south 26th street 1st Floor

STANDARD AGREEMENT FOR THE SALE OF REAL ESTATE

ASR

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors (PAAR).

PARTIES	
BUYER(S): <u>Nick Michaels</u>	SELLER(S): <u>Carriage Investments LLC</u>
BUYER'S MAILING ADDRESS: <u>1932 ALDER ST</u> <u>PHILA</u> <u>PA 19146</u>	SELLER'S MAILING ADDRESS: <u>1216 S 26th St, 1st Floor</u> <u>Philadelphia</u> <u>PA 19146</u>

PROPERTY	
ADDRESS (including postal city): <u>2638 Federal St</u> ZIP <u>19146</u>	
in the municipality of <u>Phila</u> , County of _____	
in the School District of <u>Phila</u> , in the Commonwealth of Pennsylvania	
Tax ID #(s): <u>362029426</u>	
Identification (e.g., Parcel #: Lot, Block, Dead Book, Page, Recording Date): _____	

BUYER'S RELATIONSHIP WITH PA LICENSED BROKER	
<input checked="" type="checkbox"/> No Business Relationship (Buyer is not represented by a broker)	
Broker (Company): _____	Licensed(s) (Name): _____
Company License #: _____	State License #: _____
Company Address: _____	Direct Phone(s): _____
Company Phone: _____	Cell Phone(s): _____
Company Fax: _____	Email: _____
Broker is (check only one):	
<input type="checkbox"/> Buyer Agent (Broker represents Buyer only)	
<input type="checkbox"/> Buyer Agent with Designated Agency (only Licensee(s) named above represent Buyer)	
<input type="checkbox"/> Dual Agent (See Dual and/or Designated Agent box below)	
<input type="checkbox"/> Transaction Licensee (Broker and Licensee(s) provide real estate services but do not represent Buyer)	

SELLER'S RELATIONSHIP WITH PA LICENSED BROKER	
<input type="checkbox"/> No Business Relationship (Seller is not represented by a broker)	
Broker (Company): _____	Licensed(s) (Name): _____
Company License #: _____	State License #: _____
Company Address: _____	Direct Phone(s): _____
Company Phone: _____	Cell Phone(s): _____
Company Fax: _____	Email: _____
Broker is (check only one):	
<input type="checkbox"/> Seller Agent (Broker represents Seller only)	
<input type="checkbox"/> Seller Agent with Designated Agency (only Licensee(s) named above represent Seller)	
<input type="checkbox"/> Dual Agent (See Dual and/or Designated Agent box below)	
<input type="checkbox"/> Transaction Licensee (Broker and Licensee(s) provide real estate services but do not represent Seller)	

DUAL AND/OR DESIGNATED AGENCY	
A Broker is a Dual Agent when a Broker represents both Buyer and Seller in the same transaction. A Licensee is a Dual Agent when a Licensee represents Buyer and Seller in the same transaction. All of Broker's licensees are also Dual Agents UNLESS there are separate Designated Agents for Buyer and Seller. If the same Licensee is designated for Buyer and Seller, the Licensee is a Dual Agent.	
By signing this Agreement, Buyer and Seller each acknowledge having been previously informed of, and consented to, dual agency, if applicable.	

Buyer Initials: NM

ASR Page 1 of 13

Seller Initials: CE

 Pennsylvania Association of Realtors®

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rev. 10/18; rel. 4/19

610PS - For A. Poach REALTORS® - Art Museum, 2431 Chestnut Avenue Philadelphia PA 19130
May McCutchen

Printed with approval by eLogic 18070 Pittman Mile Road, Fraser, Michigan 48026

Phone (215) 743-2100

Fax (215) 743-2210

www.paarealtors.com

267 Federal St

1. By this Agreement, dated October 15, 2018

Seller hereby agrees to sell and convey to Buyer, who agrees to purchase, the identified Property.

2. PURCHASE PRICE AND DEPOSITS (4-14)

(A) Purchase Price \$5430,000.00

(Four Hundred Thirty Thousand

U.S. Dollars), to be paid by Buyer as follows:

☒ 1. Initial Deposit, within _____ days (5 if not specified) of Execution Date, if not included with this Agreement: \$ _____

2. Additional Deposit within _____ days of the Execution Date: \$ _____

3. \$ _____

Remaining balance will be paid at settlement.

(B) All funds paid by Buyer, including deposits, will be paid by check, cashier's check or wired funds. All funds paid by Buyer within 30 days of settlement, including funds paid at settlement, will be by cashier's check or wired funds, but not by personal check.

(C) Deposits, regardless of the form of payment, will be paid in U.S. Dollars to Broker for Seller (unless otherwise stated here: _____)

who will retain deposits in an escrow account in conformity with all applicable laws and regulations until consummation or termination of this Agreement. Only real estate brokers are required to hold deposits in accordance with the rules and regulations of the State Real Estate Commission. Checks tendered as deposit monies may be held uncashed pending the execution of this Agreement.

3. SELLER ASSIST (if Applicable) (1-10)

Seller will pay \$ _____ or _____ % of Purchase Price (0 if not specified) toward Buyer's costs, as permitted by the mortgage lender, if any. Seller is only obligated to pay up to the amount or percentage which is approved by mortgage lender.

4. SETTLEMENT AND POSSESSION (4-14)

(A) Settlement Date is January 4, 2019, or before if Buyer and Seller agree.

(B) Settlement will occur in the county where the Property is located or in an adjacent county, during normal business hours, unless Buyer and Seller agree otherwise.

(C) At time of settlement, the following will be pro-rated on a daily basis between Buyer and Seller, reimbursing where applicable: current taxes; rents; interest on mortgage assumptions; condominium fees and homeowner association fees, water and/or sewer fees, together with any other lienable municipal service fees. All charges will be pro-rated for the period(s) covered. Seller will pay up to and including the date of settlement and Buyer will pay for all days following settlement, unless otherwise stated here:

(D) For purposes of prorating real estate taxes, the "periods covered" are as follows:

1. Municipal tax bills for all counties and municipalities in Pennsylvania are for the period from January 1 to December 31.

2. School tax bills for the Philadelphia, Pittsburgh and Scranton School Districts are for the period from January 1 to December 31.

School tax bills for all other school districts are for the period from July 1 to June 30.

(E) Conveyance from Seller will be by the simple deed of special warranty unless otherwise stated here: _____

(F) Payment of transfer taxes will be divided equally between Buyer and Seller unless otherwise stated here: _____

(G) Possession is to be delivered by deed, existing keys and physical possession to a vacant Property free of debris, with all structures broom-clean, at day and time of settlement, unless Seller, before signing this Agreement, has identified in writing that the Property is subject to a lease.

(H) If Seller has identified in writing that the Property is subject to a lease, possession is to be delivered by deed, existing keys and assignment of existing leases for the Property, together with security deposits and interest, if any, at day and time of settlement. Seller will not enter into any new leases, nor extend existing leases, for the Property without the written consent of Buyer. Buyer will acknowledge existing lease(s) by initialing the lease(s) at the execution of this Agreement, unless otherwise stated in this Agreement.

☐ Tenant-Occupied Property Addendum (FAR Form TGP) is attached and made part of this Agreement.

5. DATES/TIME IS OF THE ESSENCE (1-10)

(A) Written acceptance of all parties will be on or before: October 15, 2018

(B) The Settlement Date and all other dates and times identified for the performance of any obligations of this Agreement are of the essence and are binding.

(C) The Execution Date of this Agreement is the date when Buyer and Seller have indicated full acceptance of this Agreement by signing and/or initialing it. For purposes of this Agreement, the number of days will be counted from the Execution Date, excluding the day this Agreement was executed and including the last day of the time period. All changes to this Agreement should be initialed and dated.

(D) The Settlement Date is not extended by any other provision of this Agreement and may only be extended by mutual written agreement of the parties.

(E) Certain terms and time periods are pre-printed in this Agreement as a convenience to the Buyer and Seller. All pre-printed terms and time periods are negotiable and may be changed by striking out the pre-printed text and inserting different terms acceptable to all parties, except where restricted by law.

63 Buyer Initials: NM

ASR Page 1 of 13

Seller Initials: [Signature]



CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES AND INSPECTIONS



CERTIFICATE OF OCCUPANCY
FOR THE PROPERTY LOCATED AT:

2638 FEDERAL ST
LOCATION: SITE

SINGLE FAMILY DWELLING

Owner: CARRIAGE INVESTMENTS LLC
2132 TITAN ST
PHILADELPHIA PA, 19146

PERMIT / PLAN # 286714

OCCUPANCY CLASSIFICATION(S): R-3

VARIANCE: NONE

TYPE OF CONSTRUCTION: V, A (WOOD)

LOCATION OF SPRINKLERS:

THROUGHOUT

LOCATION OF STANDPIPES:

NONE

REVIEW BASED UPON:

2009 INTERNATIONAL RES. CODE

**THIS BUILDING IS IN CONFORMANCE WITH THE PLANS APPROVED BY THE PHILADELPHIA
DEPARTMENT OF LICENSES AND INSPECTIONS AND THE REQUIREMENTS OF THE PHILADELPHIA
BUILDING CONSTRUCTION AND OCCUPANCY CODE AND THE PA UNIFORM CONSTRUCTION CODE.**

Approved By:

BUILDING CODE OFFICIAL:

MICHAEL E. FINK

PLANS EXAMINER:

GEORGE ENNIS

INSPECTOR:

ANTHONY WADE

SUPERVISOR:

STEPHEN GALLAGHER

DATE OF FINAL APPROVAL: 06/02/2011

CERTIFICATE MUST BE KEPT ON THE PREMISES AND MADE AVAILABLE FOR INSPECTION

2652
Haven

12/13/2018



L

Good morning Ms. Jarmon

I am writing to request that the deed restriction on 1557 E. Hewson street P.A. 19125
Please be released, we have the property sold.

I have also attached the agreement of sale for the property.

Thank you for your time, if there is anything you need I can be reached at 215-510-
2759.

Sincerely,
Michael Murawski

STANDARD AGREEMENT FOR THE SALE OF REAL ESTATE

ASR

This form is recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR).

PARTIESBUYER(S): Jennifer Woodruff (PA Agent)
Tevje MaillardSELLER(S): Michael Murwasky

BUYER'S MAILING ADDRESS:

SELLER'S MAILING ADDRESS:

PROPERTYADDRESS (including postal city): 1557 E Hewson Street
Philadelphia, PAZIP 19125-2807in the municipality of PhiladelphiaCounty of Philadelphia

in the School District of _____

in the Commonwealth of Pennsylvania.

Tax ID #(s): 181230702

and/or

Identification (e.g., Parcel #: Lot, Block, Deed Book, Page, Recording Date): _____

BUYER'S RELATIONSHIP WITH PA LICENSED BROKER☒ **No Business Relationship (Buyer is not represented by a broker)**

Broker (Company) _____

Licensee(s) (Name) _____

Company License # _____

State License # _____

Company Address _____

Direct Phone(s) _____

Company Phone _____

Cell Phone(s) _____

Company Fax _____

Email _____

Broker is (check only one):

Licensee(s) is (check only one):

☐ Buyer Agent (Broker represents Buyer only)☐ Buyer Agent (all company licensees represent Buyer)☐ Dual Agent (See Dual and/or Designated Agent box below)☐ Buyer Agent with Designated Agency (only Licensee(s) named above represent Buyer)☐ Dual Agent (See Dual and/or Designated Agent box below)☐ Transaction Licensee (Broker and Licensee(s) provide real estate services but do not represent Buyer)**SELLER'S RELATIONSHIP WITH PA LICENSED BROKER**☒ **No Business Relationship (Seller is not represented by a broker)**

Broker (Company) _____

Licensee(s) (Name) _____

Company License # _____

State License # _____

Company Address _____

Direct Phone(s) _____

Company Phone _____

Cell Phone(s) _____

Company Fax _____

Email _____

Broker is (check only one):

Licensee(s) is (check only one):

☐ Seller Agent (Broker represents Seller only)☐ Seller Agent (all company licensees represent Seller)☐ Dual Agent (See Dual and/or Designated Agent box below)☐ Seller Agent with Designated Agency (only Licensee(s) named above represent Seller)☐ Dual Agent (See Dual and/or Designated Agent box below)☐ Transaction Licensee (Broker and Licensee(s) provide real estate services but do not represent Seller)**DUAL AND/OR DESIGNATED AGENCY**

A Broker is a Dual Agent when a Broker represents both Buyer and Seller in the same transaction. A Licensee is a Dual Agent when a Licensee represents Buyer and Seller in the same transaction. All of Broker's licensees are also Dual Agents UNLESS there are separate Designated Agents for Buyer and Seller. If the same Licensee is designated for Buyer and Seller, the Licensee is a Dual Agent.

By signing this Agreement, Buyer and Seller each acknowledge having been previously informed of, and consented to, dual agency, if applicable.

Buyer Initials: JA TM

ASR Page 1 of 13

Seller Initials: MM

Pennsylvania Association of Realtors®

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rev. 1/18; rel. 4/18

1 **1. By this Agreement, dated December 4, 2018**

2 Seller hereby agrees to sell and convey to Buyer, who agrees to purchase, the identified Property.

3 **2. PURCHASE PRICE AND DEPOSITS (4-14)**4 (A) Purchase Price \$5280,000.005 (Two Hundred Eighty Thousand

U.S. Dollars), to be paid by Buyer as follows:

6
7 1. Initial Deposit within 2 bus. days (5 if not specified) of Execution Date,
8 if not included with this Agreement: \$ 2,000.00

9 2. Additional Deposit within _____ days of the Execution Date: \$ _____

10 3. Within 2 business days of mortgage commitment \$ 3,500.00

11 Remaining balance will be paid at settlement.

12 (B) All funds paid by Buyer, including deposits, will be paid by check, cashier's check or wired funds. All funds paid by Buyer
13 within 30 days of settlement, including funds paid at settlement, will be by cashier's check or wired funds, but not by per-
14 sonal check.15 (C) Deposits, regardless of the form of payment, will be paid in U.S. Dollars to Broker for Seller (unless otherwise stated here: Deposits
16 monies will be held in escrow at title company, 2200 Closing Services).
17 who will retain deposits in an escrow account in conformity with all applicable laws and regulations until consummation or ter-
18 mination of this Agreement. Only real estate brokers are required to hold deposits in accordance with the rules and regulations of
19 the State Real Estate Commission. Checks tendered as deposit monies may be held uncashed pending the execution of this
20 Agreement.21 **3. SELLER ASSIST (If Applicable) (1-10)**22 Seller will pay \$10,000.00 or _____ % of Purchase Price (0 if not specified) toward
23 Buyer's costs, as permitted by the mortgage lender, if any. Seller is only obligated to pay up to the amount or percentage which is
24 approved by mortgage lender.25 **4. SETTLEMENT AND POSSESSION (4-14)**26 (A) Settlement Date is December 28, 2018, or before if Buyer and Seller agree.27 (B) Settlement will occur in the county where the Property is located or in an adjacent county, during normal business hours, unless
28 Buyer and Seller agree otherwise.29 (C) At time of settlement, the following will be pro-rated on a daily basis between Buyer and Seller, reimbursing where applicable:
30 current taxes; rental interest on mortgage assumptions; condominium fees and homeowner association fees; water and/or sewer
31 fees, together with any other licensable municipal service fees. All charges will be pro-rated for the period(s) covered. Seller will pay
32 up to and including the date of settlement and Buyer will pay for all days following settlement, unless otherwise stated here:
33

34 (D) For purposes of prorating real estate taxes, the "periods covered" are as follows:

- 35 1. Municipal tax bills for all counties and municipalities in Pennsylvania are for the period from January 1 to December 31.
-
- 36 2. School tax bills for the Philadelphia, Pittsburgh and Scranton School Districts are for the period from January 1 to December 31.
-
- 37 School tax bills for all other school districts are for the period from July 1 to June 30.

38 (E) Conveyance from Seller will be by fee simple deed of special warranty unless otherwise stated here: _____

39 (F) Payment of transfer taxes will be divided equally between Buyer and Seller unless otherwise stated here: _____

40 (G) Possession is to be delivered by deed, existing keys and physical possession to a vacant Property free of debris, with all structures
41 broom-clean, at day and time of settlement, unless Seller, before signing this Agreement, has identified in writing that the Property
42 is subject to a lease.43 (H) If Seller has identified in writing that the Property is subject to a lease, possession is to be delivered by deed, existing keys and
44 assignment of existing leases for the Property, together with security deposits and interest, if any, at day and time of settlement. Seller
45 will not enter into any new leases, nor extend existing leases, for the Property without the written consent of Buyer. Buyer will
46 acknowledge existing lease(s) by initialing the lease(s) at the execution of this Agreement, unless otherwise stated in this Agreement.47 ☐ Tenant-Occupied Property Addendum (PAR Form TOP) is attached and made part of this Agreement.48 **5. DATES/TIME IS OF THE ESSENCE (1-10)**49 (A) Written acceptance of all parties will be on or before: December 5, 201850 (B) The Settlement Date and all other dates and times identified for the performance of any obligations of this Agreement are of the
51 essence and are binding.52 (C) The Execution Date of this Agreement is the date when Buyer and Seller have indicated full acceptance of this Agreement by sign-
53 ing and/or initialing it. For purposes of this Agreement, the number of days will be counted from the Execution Date, excluding
54 the day this Agreement was executed and including the last day of the time period. All changes to this Agreement should be ini-
55 tialled and dated.56 (D) The Settlement Date is not extended by any other provision of this Agreement and may only be extended by mutual written agree-
57 ment of the parties.58 (E) Certain terms and time periods are pre-printed in this Agreement as a convenience to the Buyer and Seller. All pre-printed terms
59 and time periods are negotiable and may be changed by striking out the pre-printed text and inserting different terms acceptable
60 to all parties, except where restricted by law.
61
6263 Buyer Initials:

ASR Page 2 of 13

Seller Initials:

12/18/2018



M

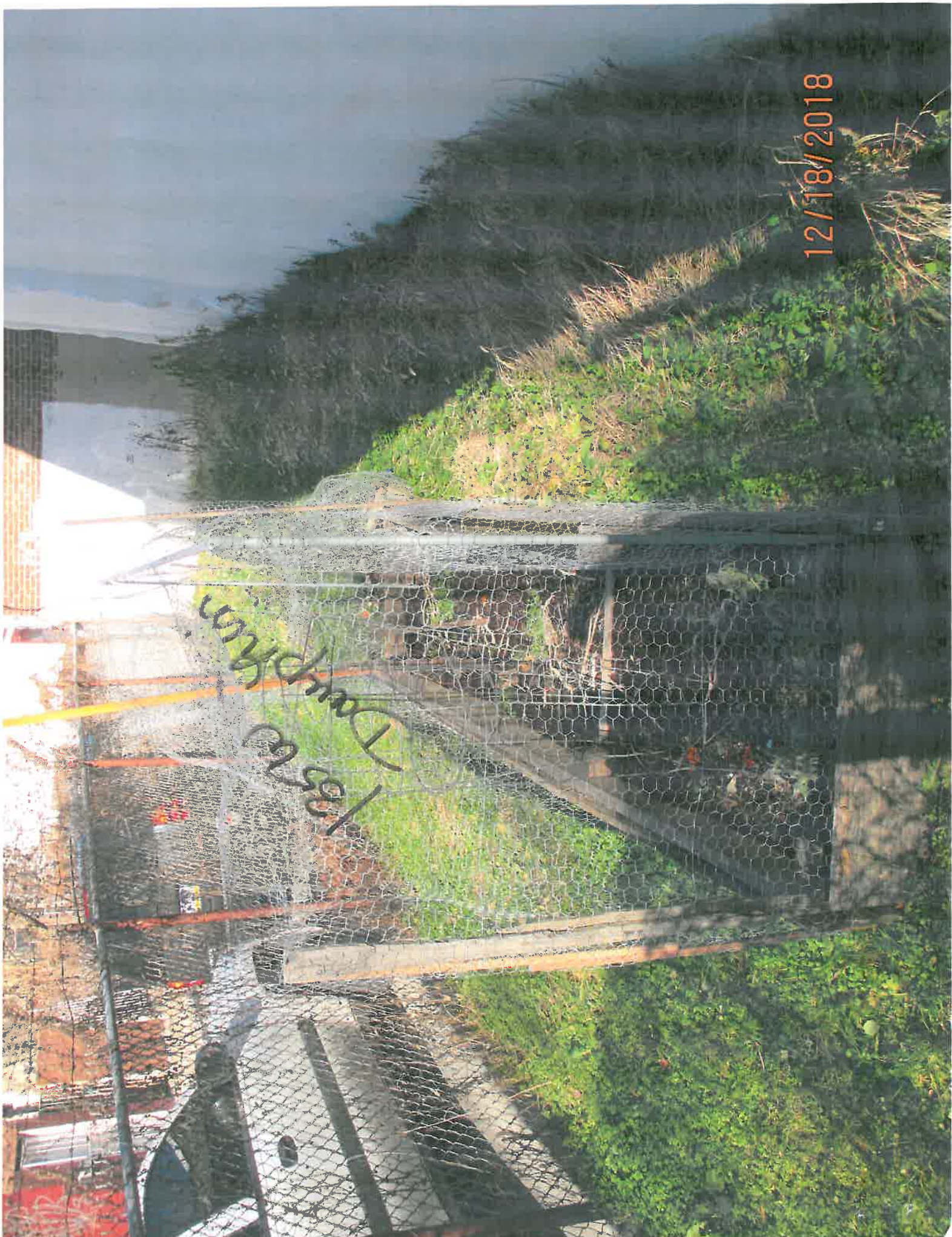


135 W. Hampton.

12/18/2018

12/18/2018

1356
Davenport



N

CITY AND SUBURBAN SETTLEMENT SERVICES, LLC

421 Bustleton Pike
Feasterville Pa 19053
Phone: 215-364-4600 Fax: 215-355-6682

December 5, 2018

Susie Jarmon, Chairwoman
Via email Susie.Jarmon@Phila.gov

RE: 1820 South 58th Street, Philadelphia, PA 19143
Our File No. CS-1240FN

Dear Ms. Jarmon:

Please be advised that we are selling the above referenced property. We are requesting a "release of restrictions on the City deed". Attached is the agreement of sale along with the restrictions.

Please let us know if you need any additional information.

Thank you,

Jane Chandler
Jane Chandler

Harold Gutzmore
Harold Gutzmore

267 533
Phone number
4125

STANDARD AGREEMENT FOR THE SALE OF VACANT LAND

ASVL

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of REALTORS® (PAR).

PARTIES	
BUYER(S): <u>Seven Wolfs</u>	SELLER(S): <u>Jane Chandler and Harold Gutzmore</u>
BUYER'S MAILING ADDRESS: <u>1633 East Passyunk Avenue</u> <u>Philadelphia, PA 19148</u>	SELLER'S MAILING ADDRESS: <u>215 W. Walnut Lane</u> <u>Philadelphia, PA 19144-3214</u>

PROPERTY	
PROPERTY ADDRESS <u>1820 S. 58th Street</u> <u>Philadelphia, PA</u> ZIP <u>19143</u>	
in the municipality of <u>Philadelphia</u> , County of <u>Philadelphia</u>	
in the School District of <u>Philadelphia</u> , in the Commonwealth of Pennsylvania.	
Identification (e.g., Tax ID #; Parcel #; Lot, Block; Deed Book, Page, Recording Date):	

BUYER'S RELATIONSHIP WITH PA LICENSED BROKER	
<input type="checkbox"/> No Business Relationship (Buyer is not represented by a broker)	
Broker (Company) <u>A. Criniti Realty</u>	Licensee(s) (Name) <u>Anthony Criniti</u>
Company Address <u>1633 East Passyunk Avenue</u> <u>Philadelphia, PA 19148</u>	Direct Phone(s) _____ Cell Phone(s) <u>(267)259-3357</u> Fax _____ Email <u>tonycriniti4@gmail.com</u>
Company Phone <u>(215)465-4225</u>	Licensee(s) is:
Company Fax _____	<input checked="" type="checkbox"/> Buyer Agent with Designated Agency
Broker is:	<input type="checkbox"/> Buyer Agent without Designated Agency
<input checked="" type="checkbox"/> Buyer Agent (Broker represents Buyer only)	<input type="checkbox"/> Dual Agent (See Dual and/or Designated Agent box below)
<input type="checkbox"/> Dual Agent (See Dual and/or Designated Agent box below)	
<input type="checkbox"/> Transaction Licensee (Broker and Licensee(s) provide real estate services but do not represent Buyer)	

SELLER'S RELATIONSHIP WITH PA LICENSED BROKER	
<input type="checkbox"/> No Business Relationship (Seller is not represented by a broker)	
Broker (Company) <u>BHHS Prime Real Estate</u>	Licensee(s) (Name) <u>Conor Rodgers</u>
Company Address <u>7341 Frankford Avenue</u> <u>Philadelphia, PA 19136</u>	Direct Phone(s) <u>(267)303-0850</u> Cell Phone(s) _____ Fax _____ Email _____
Company Phone <u>(215)338-3200</u>	Licensee(s) is:
Company Fax _____	<input checked="" type="checkbox"/> Seller Agent with Designated Agency
Broker is:	<input type="checkbox"/> Seller Agent without Designated Agency
<input checked="" type="checkbox"/> Seller Agent (Broker represents Seller only)	<input type="checkbox"/> Dual Agent (See Dual and/or Designated Agent box below)
<input type="checkbox"/> Dual Agent (See Dual and/or Designated Agent box below)	
<input type="checkbox"/> Transaction Licensee (Broker and Licensee(s) provide real estate services but do not represent Seller)	

DUAL AND/OR DESIGNATED AGENCY
A Broker is a Dual Agent when a Broker represents both Buyer and Seller in the same transaction. A Licensee is a Dual Agent when a Licensee represents Buyer and Seller in the same transaction. All of Broker's licensees are also Dual Agents UNLESS there are separate Designated Agents for Buyer and Seller. If the same Licensee is designated for Buyer and Seller, the Licensee is a Dual Agent.
By signing this Agreement, Buyer and Seller each acknowledge having been previously informed of, and consented to, dual agency, if applicable.

Buyer Initials: AC

ASVL Page 1 of 11
Revised 2/12

Seller Initials: JCH



Pennsylvania Association of REALTORS®

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2/12

This contract is for use by Theresa Criniti.

InstantForm45

1. **By this Agreement**, dated November 1, 2018

Seller hereby agrees to sell and convey to Buyer, who agrees to purchase, the identified Property.

2. **PURCHASE PRICE AND DEPOSITS (2-12)**

(A) Purchase Price \$ 10,500.00

(Ten Thousand Five Hundred

U.S. Dollars), to be paid by Buyer as follows:

1. Deposit at signing of this Agreement:

\$ 1,000.00

2. Deposit within _____ days of the Execution Date of this Agreement:

\$ _____

3.

4. Remaining balance will be paid at settlement.

(B) All funds paid by Buyer, including deposits, will be paid by check, cashier's check or wired funds. All funds paid by Buyer within 30 DAYS of settlement, including funds paid at settlement, will be by cashier's check or wired funds, but not by personal check.

(C) Deposits, regardless of the form of payment and the person designated as payee, will be paid in U.S. Dollars to Broker for Seller (unless otherwise stated here: _____), who will retain deposits in an escrow account in conformity with all applicable laws and regulations until consummation or termination of this Agreement. Only real estate brokers are required to hold deposits in accordance with the rules and regulations of the State Real Estate Commission. Checks tendered as deposit monies may be held uncashed pending the execution of this Agreement.

3. **SELLER ASSIST (If Applicable) (2-12)**

Seller will pay \$ _____ or _____ % of Purchase Price (0 if not specified) toward Buyer's costs, as permitted by the mortgage lender, if any. Seller is only obligated to pay up to the amount or percentage which is approved by mortgage lender.

4. **SETTLEMENT AND POSSESSION (2-12)**

(A) Settlement Date is December 5, 2018, or before if Buyer and Seller agree.

(B) Settlement will occur in the county where the Property is located or in an adjacent county, during normal business hours, unless Buyer and Seller agree otherwise.

(C) At time of settlement, the following will be pro-rated on a daily basis between Buyer and Seller, reimbursing where applicable: current taxes (see Notice Regarding Real Estate Taxes); rents; interest on mortgage assumptions; water and/or sewer fees, together with any other lienable municipal service fees. All charges will be pro-rated for the period(s) covered. Seller will pay up to and including the date of settlement and Buyer will pay for all days following settlement, unless otherwise stated here: _____

(D) Conveyance from Seller will be by fee simple deed of special warranty unless otherwise stated here: _____

(E) Payment of transfer taxes will be divided equally between Buyer and Seller unless otherwise stated here: _____

(F) Possession is to be delivered by deed, existing keys and physical possession to a vacant Property free of debris, with all structures broom-clean, at day and time of settlement, unless Seller, before signing this Agreement, has identified in writing that the Property is subject to a lease.

(G) If Seller has identified in writing that the Property is subject to a lease, possession is to be delivered by deed, existing keys and assignment of existing leases for the Property, together with security deposits and interest, if any, at day and time of settlement. Seller will not enter into any new leases, nor extend existing leases, for the Property without the written consent of Buyer. Buyer will acknowledge existing lease(s) by initialing the lease(s) at the execution of this Agreement, unless otherwise stated in this Agreement.

5. **DATES/TIME IS OF THE ESSENCE (2-12)**

(A) Written acceptance of all parties will be on or before: November 2, 2018

(B) The Settlement Date and all other dates and times identified for the performance of any obligations of this Agreement are of the essence and are binding.

(C) The Execution Date of this Agreement is the date when Buyer and Seller have indicated full acceptance of this Agreement by signing and/or initialing it. For purposes of this Agreement, the number of days will be counted from the Execution Date, excluding the day this Agreement was executed and including the last day of the time period. All changes to this Agreement should be initialed and dated.

(D) The Settlement Date is not extended by any other provision of this Agreement and may only be extended by mutual written agreement of the parties.

(E) Certain terms and time periods are pre-printed in this Agreement as a convenience to the Buyer and Seller. All pre-printed terms and time periods are negotiable and may be changed by striking out the pre-printed text and inserting different terms acceptable to all parties.

6. **ZONING (5-01)**

Failure of this Agreement to contain the zoning classification (except in cases where the property (and each parcel thereof, if subdividable) is zoned solely or primarily to permit single-family dwellings) will render this Agreement voidable at Buyer's option, and, if voided, any deposits tendered by the Buyer will be returned to the Buyer without any requirement for court action.

Zoning Classification: CMX2

Buyer Initials: AC

ASVL Page 2 of 11

Seller Initials: IC, H 9



12/05/2018

1820 S 56th St

O

1131
S. 1st Ave

OCF REALTY
FOR SALE
1131 S 1ST AVE
1131 S 1ST AVE

12/27/2018

P

STANDARD AGREEMENT FOR THE SALE OF REAL ESTATE

ASR

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR)

PARTIES

BUYER(S):

Silvana R. Masri

SELLER(S):

Claudio Hernandez

BUYER'S MAILING ADDRESS:

2804 Poplar street Phila PA 19130

SELLER'S MAILING ADDRESS:

PROPERTY

ADDRESS (including postal city) 534-536 Somerset st
Philadelphia

ZIP 19133

in the municipality of _____ County of Philadelphia

in the School District of _____ in the Commonwealth of Pennsylvania.

Tax ID #(s): 192327900, 192328000

and/or

Identification (e.g., Parcel #; Lot, Block; Deed Book, Page, Recording Date):

BUYER'S RELATIONSHIP WITH PA LICENSED BROKER

☐ No Business Relationship (Buyer is not represented by a broker)

Broker (Company) Keller Williams Real Estate

Licensee(s) (Name) Vincent Carnuccio

Company License #

State License # RS317863

Company Address 1917 Welsh Road

Direct Phone(s) 215-464-8800

Philadelphia, PA 19115

Cell Phone(s) 215-292-6429

Company Phone

Email vincentc@kw.com

Company Fax

Licensee(s) is (check only one):

Broker is (check only one):

☐ Buyer Agent (all company licensees represent Buyer)

☐ Buyer Agent (Broker represents Buyer only)

☒ Buyer Agent with Designated Agency (only Licensee(s) named above represent Buyer)

☒ Dual Agent (See Dual and/or Designated Agent box below)

☐ Dual Agent (See Dual and/or Designated Agent box below)

☐ Transaction Licensee (Broker and Licensee(s) provide real estate services but do not represent Buyer)

SELLER'S RELATIONSHIP WITH PA LICENSED BROKER

☐ No Business Relationship (Seller is not represented by a broker)

Broker (Company) KW Real Estate Tri-County

Licensee(s) (Name) Shane Hartie

Company License

State License # 1597360

Company Address 1917 Welsh Road

Direct Phone(s) 215-464-8800

Philadelphia, PA 19115

Cell Phone(s)

Company Phone

Email shane_hartie@kw.com

Company Fax

Licensee(s) is (check only one):

Broker is (check only one):

☐ Seller Agent (all company licensees represent Seller)

☐ Seller Agent (Broker represents Seller only)

☒ Seller Agent with Designated Agency (only Licensee(s) named above represent Seller)

☒ Dual Agent (See Dual and/or Designated Agent box below)

☐ Dual Agent (See Dual and/or Designated Agent box below)

☐ Transaction Licensee (Broker and Licensee(s) provide real estate services but do not represent Seller)

DUAL AND/OR DESIGNATED AGENCY

A Broker is a Dual Agent when a Broker represents both Buyer and Seller in the same transaction. A Licensee is a Dual Agent when a Licensee represents Buyer and Seller in the same transaction. All of Broker's licensees are also Dual Agents UNLESS there are separate Designated Agents for Buyer and Seller. If the same Licensee is designated for Buyer and Seller, the Licensee is a Dual Agent.

By signing this Agreement, Buyer and Seller each acknowledge having been previously informed of, and consented to, dual agency, if applicable.

Buyer Initials:

SM

ASR Page 1 of 13

Seller Initials:

CH



Pennsylvania Association of Realtors®

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rev. 1/15, rev. 4/16

1. By this Agreement, dated 11/17/2018

Seller hereby agrees to sell and convey to Buyer, who agrees to purchase, the identified Property.

2. PURCHASE PRICE AND DEPOSITS (4-14)

(A) Purchase Price \$52,000

() U.S. Dollars), to be paid by Buyer as follows:

1. Initial Deposit, within _____ days (5 if not specified) of Execution Date, if not included with this Agreement:

\$ 1,000

2. Additional Deposit within _____ days of the Execution Date:

\$

3.

\$

Remaining balance will be paid at settlement.

(B) All funds paid by Buyer, including deposits, will be paid by check, cashier's check or wired funds. All funds paid by Buyer within 30 days of settlement, including funds paid at settlement, will be by cashier's check or wired funds, but not by personal check.

(C) Deposits, regardless of the form of payment, will be paid in U.S. Dollars to Broker for Seller (unless otherwise stated here: _____).

who will retain deposits in an escrow account in conformity with all applicable laws and regulations until consummation or termination of this Agreement. Only real estate brokers are required to hold deposits in accordance with the rules and regulations of the State Real Estate Commission. Checks tendered as deposit monies may be held uncashed pending the execution of this Agreement.

3. SELLER ASSIST (If Applicable) (1-10)

Seller will pay \$ _____ or _____ % of Purchase Price (0 if not specified) toward Buyer's costs, as permitted by the mortgage lender, if any. Seller is only obligated to pay up to the amount or percentage which is approved by mortgage lender.

4. SETTLEMENT AND POSSESSION (4-14)

(A) Settlement Date is 12/28/2018, or before if Buyer and Seller agree.

(B) Settlement will occur in the county where the Property is located or in an adjacent county, during normal business hours, unless Buyer and Seller agree otherwise.

(C) At time of settlement, the following will be pro-rated on a daily basis between Buyer and Seller, reimbursing where applicable: current taxes; rents; interest on mortgage assumptions; condominium fees and homeowner association fees; water and/or sewer fees, together with any other lienable municipal services fees. All charges will be pro-rated for the period(s) covered. Seller will pay up to and including the date of settlement and Buyer will pay for all days following settlement, unless otherwise stated here:

(D) For purposes of prorating real estate taxes, the "periods covered" are as follows:

1. Municipal tax bills for all counties and municipalities in Pennsylvania are for the period from January 1 to December 31.
2. School tax bills for the Philadelphia, Pittsburgh and Scranton School Districts are for the period from January 1 to December 31. School tax bills for all other school districts are for the period from July 1 to June 30.

(E) Conveyance from Seller will be by fee simple deed of special warranty unless otherwise stated here: _____

(F) Payment of transfer taxes will be divided equally between Buyer and Seller unless otherwise stated here: _____

(G) Possession is to be delivered by deed, existing keys and physical possession to a vacant Property free of debris, with all structures broom-clean, at day and time of settlement, unless Seller, before signing this Agreement, has identified in writing that the Property is subject to a lease.

(H) If Seller has identified in writing that the Property is subject to a lease, possession is to be delivered by deed, existing keys and assignment of existing leases for the Property, together with security deposits and interest, if any, at day and time of settlement. Seller will not enter into any new leases, nor extend existing leases, for the Property without the written consent of Buyer. Buyer will acknowledge existing lease(s) by initialing the lease(s) at the execution of this Agreement, unless otherwise stated in this Agreement.

☐ Tenant-Occupied Property Addendum (PAR Form TOP) is attached and made part of this Agreement.

5. DATES/TIME IS OF THE ESSENCE (1-10)

(A) Written acceptance of all parties will be on or before: 11/21/2018

(B) The Settlement Date and all other dates and times identified for the performance of any obligations of this Agreement are of the essence and are binding.

(C) The Execution Date of this Agreement is the date when Buyer and Seller have indicated full acceptance of this Agreement by signing and/or initialing it. For purposes of this Agreement, the number of days will be counted from the Execution Date, excluding the day this Agreement was executed and including the last day of the time period. All changes to this Agreement should be initialed and dated.

(D) The Settlement Date is not extended by any other provision of this Agreement and may only be extended by mutual written agreement of the parties.

(E) Certain terms and time periods are pre-printed in this Agreement as a convenience to the Buyer and Seller. All pre-printed terms and time periods are negotiable and may be changed by striking out the pre-printed text and inserting different terms acceptable to all parties, except where restricted by law.

Buyer Initials: _____

SKH
Signature
11/17/2018
(dotloop verified)

Seller Initials: _____

CH



12/27/2018

OSU
the 3:30

Q

AGREEMENT FOR SALE

THIS AGREEMENT is made this 20th day of October 2018, by and between Janette Clements, hereafter called Seller(s), Building Opportunities LLC and/or assigns, hereafter called Buyer.

I. DESCRIPTION OF THE PREMISES. Seller(s) agrees to sell to Buyer the property located at: 5524 W. Oxford St. Philadelphia, PA 19131

Description Written as Follows: Tax ID #: 041276300

Description is including any fixtures, window and floor coverings, built-in appliances, and draperies including hardware, shades, blinds, window and door screens, awnings, outdoor plants, trees, and other permanently attached items now on premises.

II. PURCHASE PRICE. The Seller agrees to convey property to Buyer for the sum of \$50,000.00

III. TERMS. The following terms are applicable to this contract:

- 1) Closings costs, attorney fees, title fees and other miscellaneous costs are to be paid in the following fashion see #13
- 2) Use & Occupancy (U&O) is paid for by the buyer.
- 3) Any taxes owed will be appropriately prorated between parties at closing.
- 4) Closing to be set as soon as possible for all parties, but no later than 12/14/2018 without written addendum to this agreement.
- 5) Property sold "as is" with no warranties implied or stated from seller.
- 6) Earnest money to be held in escrow by buyer's title company: \$1,000.
- 7) Earnest money non-refundable to buyer unless title is non-conveyable or seller not available to close within time period of this contract.
- 8) This contract is contingent upon clear title.
- 9) Seller to provide buyer with permission to access property solely for purposes such as evaluation of repairs needed, appraisal of said property for securing financing, and professional advisement on resell of property. If property is vacant, Seller shall provide Buyer with a key to access property specifically for the reasons above.
- 10) Any furniture, fixtures, attachments, and debris located in and around property not removed within day of closing become ownership of buyer.
- 11) Notice of Real Estate License and Acknowledgement of Non Agency
Buyer is a licensed real estate salesperson and Seller acknowledges that buyer is not acting in any sort of agent capacity in regards to this transaction. At no time during this transaction is Seller represented by Buyer in their capacity as a real estate agent.

Seller must initial here to acknowledge that no fiduciary relationship exists.

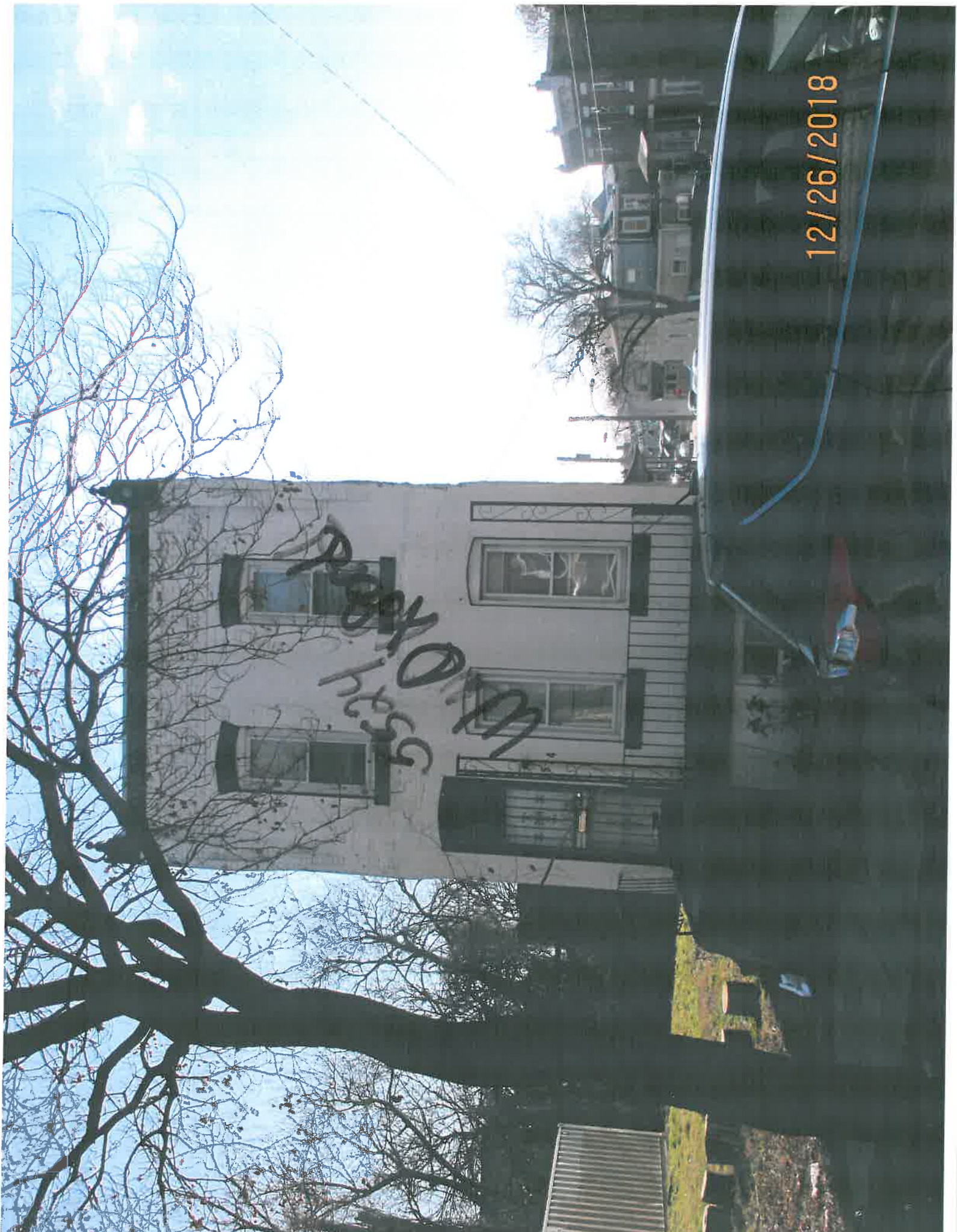
jc Initials

- 12) Unless otherwise stated in additional terms, seller pays fees incurred by seller at closing and buyer pays fees incurred by buyer at closing.
- 13) Contingent on review of the lease and proof of rent payments, if applicable.
- 14) If the transaction doesn't close due to unforeseen title issues, this contract will automatically renew for 30 days until the title is cleared and/or transaction is completed.
- 15) Once the Agreement for Sale is executed, title will be ordered. To properly match up any debt on the property, please provide your Social Security Number and Date of Birth. If the property is owned by an entity/church/estate, additional documents will be requested.

Social Security Number (s) _____
Date of Birth (s) _____

16) Additional Terms: I. Offer is contingent on property being vacant by settlement date. II. Buyer is to cover any & all closing costs at settlement.

BUYER: [Signature] DATE: 10-20-18
SELLER: Janette Clements DATE: 10-20-18
SELLER: _____ DATE: _____



12/26/2018

Perry High

R

Maria Jeannette Escobar
Daniel Jordan Nadeau
47 Main Street Sweedsboro, NJ 08085
609-792-9221
escobarchloe16@yahoo.com

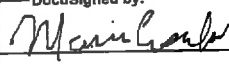

12/26/2018

Re: 2906 N 2nd Street Phila PA

Ms. Susie Jarmon
Redevelopment Authority of Philadelphia

Dear Ms Jarmon,
My husband and I purchased 2906 N 2nd Street in July of 2013. We are now in the process of selling it and we have come to find out that there is a deed restriction on the property because a previous owner bought the property from the Philadelphia Redevelopment Authority. (Not the person we bough it from, but the owner before her bought it from the Redevelopment Authority).
Can you please help us have this restriction removed so that we may sell the property?

Sncerely,

Maria Jeannette Escobar	<div>DocuSigned by:  C2ECCDE9FF7841F...</div>	12/26/2018
Daniel Jordan Nadeau	<div>DocuSigned by:  C2ECCDE9FF7841F...</div>	12/26/2018

STANDARD AGREEMENT FOR THE SALE OF REAL ESTATE**ASR**

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR).

PARTIES**BUYER(S):** Samantha Snyder**SELLER(S):** NODEAU DANIEL JORDAN & ESCOBAR**BUYER'S MAILING ADDRESS:**2108 E Clementine Street
Philadelphia PA 19134**SELLER'S MAILING ADDRESS:**4016 Higbee Street
Philadelphia PA 19135**PROPERTY****ADDRESS (including postal city)** 2906 N 2ND STREET**ZIP** 19133in the municipality of Philadelphia, County of PHILADELPHIAin the School District of Philadelphia

, in the Commonwealth of Pennsylvania.

Tax ID #(s): 192075000

and/or

Identification (e.g., Parcel #; Lot; Block; Deed Book, Page, Recording Date): _____**BUYER'S RELATIONSHIP WITH PA LICENSED BROKER**☐ **No Business Relationship (Buyer is not represented by a broker)****Broker (Company)** American Heritage Realty**Licensee(s) (Name)** Yashika Johnson**Company License #** RB067944**State License #** RS330760**Company Address** 40 E Street Road, Feasterville, PA
19053**Direct Phone(s)** (267) 525-7900**Cell Phone(s)** (215) 360-4032**Company Phone** (267) 525-7900**Email** yjohnson@ahfr.com**Company Fax** (267) 684-6401**Licensee(s) is (check only one):****Broker is (check only one):**☒ **Buyer Agent (Broker represents Buyer only)**☐ **Buyer Agent (all company licensees represent Buyer)**☐ **Dual Agent (See Dual and/or Designated Agent box below)**☒ **Buyer Agent with Designated Agency (only Licensee(s) named above represent Buyer)**☐ **Dual Agent (See Dual and/or Designated Agent box below)**☐ **Transaction Licensee (Broker and Licensee(s) provide real estate services but do not represent Buyer)****SELLER'S RELATIONSHIP WITH PA LICENSED BROKER**☐ **No Business Relationship (Seller is not represented by a broker)****Broker (Company)** Sovereign Home Realty**Licensee(s) (Name)** Joseph Galster**Company License #** RB066646**State License #** RM420920**Company Address** 7048 OLD YORK RD, PHILADELPHIA, PA
19126**Direct Phone(s)** (215) 924-4525**Cell Phone(s)** (732) 778-0565**Company Phone** (215) 924-4525**Email** joe_galster@yahoo.com**Company Fax** (215) 924-4528**Licensee(s) is (check only one):****Broker is (check only one):**☒ **Seller Agent (Broker represents Seller only)**☐ **Seller Agent (all company licensees represent Seller)**☐ **Dual Agent (See Dual and/or Designated Agent box below)**☒ **Seller Agent with Designated Agency (only Licensee(s) named above represent Seller)**☐ **Dual Agent (See Dual and/or Designated Agent box below)**☐ **Transaction Licensee (Broker and Licensee(s) provide real estate services but do not represent Seller)****DUAL AND/OR DESIGNATED AGENCY**

A Broker is a Dual Agent when a Broker represents both Buyer and Seller in the same transaction. A Licensee is a Dual Agent when a Licensee represents Buyer and Seller in the same transaction. All of Broker's licensees are also Dual Agents UNLESS there are separate Designated Agents for Buyer and Seller. If the same Licensee is designated for Buyer and Seller, the Licensee is a Dual Agent.

By signing this Agreement, Buyer and Seller each acknowledge having been previously informed of, and consented to, dual agency, if applicable.**Buyer Initials:** SS**ASR Page 1 of 13****Seller Initials:** JG**Pennsylvania Association of Realtors®****COPYRIGHT PENNSYLVANIA ASSOCIATION OF REALTORS® 2018**

rev. 1/18; rel. 4/18

1. By this Agreement, dated December 4, 2018

Seller hereby agrees to sell and convey to Buyer, who agrees to purchase, the identified Property.

2. PURCHASE PRICE AND DEPOSITS (4-14)(A) Purchase Price \$**\$56,000.00**(**Fifty-Six Thousand**

U.S. Dollars), to be paid by Buyer as follows:

1. Initial Deposit, within 5 days (5 if not specified) of Execution Date,
if not included with this Agreement:\$ 3,000.00

2. Additional Deposit within _____ days of the Execution Date:

\$ _____

3. _____

\$ _____

Remaining balance will be paid at settlement.

(B) All funds paid by Buyer, including deposits, will be paid by check, cashier's check or wired funds. All funds paid by Buyer within 30 days of settlement, including funds paid at settlement, will be by cashier's check or wired funds, but not by personal check.

(C) Deposits, regardless of the form of payment, will be paid in U.S. Dollars to Broker for Seller (unless otherwise stated here: _____),

who will retain deposits in an escrow account in conformity with all applicable laws and regulations until consummation or termination of this Agreement. Only real estate brokers are required to hold deposits in accordance with the rules and regulations of the State Real Estate Commission. Checks tendered as deposit monies may be held uncashed pending the execution of this Agreement.

3. SELLER ASSIST (If Applicable) (1-10)

Seller will pay \$ _____ or _____ % of Purchase Price (0 if not specified) toward Buyer's costs, as permitted by the mortgage lender, if any. Seller is only obligated to pay up to the amount or percentage which is approved by mortgage lender.

4. SETTLEMENT AND POSSESSION (4-14)(A) Settlement Date is January 8, 2019, or before if Buyer and Seller agree.

(B) Settlement will occur in the county where the Property is located or in an adjacent county, during normal business hours, unless Buyer and Seller agree otherwise.

(C) At time of settlement, the following will be pro-rated on a daily basis between Buyer and Seller, reimbursing where applicable: current taxes; rents; interest on mortgage assumptions; condominium fees and homeowner association fees; water and/or sewer fees, together with any other lienable municipal service fees. All charges will be prorated for the period(s) covered. Seller will pay up to and including the date of settlement and Buyer will pay for all days following settlement, unless otherwise stated here:

(D) For purposes of prorating real estate taxes, the "periods covered" are as follows:

1. Municipal tax bills for all counties and municipalities in Pennsylvania are for the period from January 1 to December 31.

2. School tax bills for the Philadelphia, Pittsburgh and Scranton School Districts are for the period from January 1 to December 31. School tax bills for all other school districts are for the period from July 1 to June 30.

(E) Conveyance from Seller will be by fee simple deed of special warranty unless otherwise stated here: _____

(F) Payment of transfer taxes will be divided equally between Buyer and Seller unless otherwise stated here: _____

(G) Possession is to be delivered by deed, existing keys and physical possession to a vacant Property free of debris, with all structures broom-clean, at day and time of settlement, unless Seller, before signing this Agreement, has identified in writing that the Property is subject to a lease.

(H) If Seller has identified in writing that the Property is subject to a lease, possession is to be delivered by deed, existing keys and assignment of existing leases for the Property, together with security deposits and interest, if any, at day and time of settlement. Seller will not enter into any new leases, nor extend existing leases, for the Property without the written consent of Buyer. Buyer will acknowledge existing lease(s) by initialing the lease(s) at the execution of this Agreement, unless otherwise stated in this Agreement.

☐ Tenant-Occupied Property Addendum (PAR Form TOP) is attached and made part of this Agreement.**5. DATES/TIME IS OF THE ESSENCE (1-10)**(A) Written acceptance of all parties will be on or before: **December 4, 2018**

(B) The Settlement Date and all other dates and times identified for the performance of any obligations of this Agreement are of the essence and are binding.

(C) The Execution Date of this Agreement is the date when Buyer and Seller have indicated full acceptance of this Agreement by signing and/or initialing it. For purposes of this Agreement, the number of days will be counted from the Execution Date, excluding the day this Agreement was executed and including the last day of the time period. All changes to this Agreement should be initialed and dated.

(D) The Settlement Date is not extended by any other provision of this Agreement and may only be extended by mutual written agreement of the parties.

(E) Certain terms and time periods are pre-printed in this Agreement as a convenience to the Buyer and Seller. All pre-printed terms and time periods are negotiable and may be changed by striking out the pre-printed text and inserting different terms acceptable to all parties, except where restricted by law.

63 Buyer Initials: SS

ASR Page 2 of 13

Seller Initials: DS DS E



12/27/2018

2906 N. 2nd St

2906

2906 N. 2nd St

S

December 27, 2018

RE: RDA Right of Revert Interest Language from Deed

Addresses: **2245 & 2247 Wilder Street, Philadelphia, PA 19146**

Attention: Ms. Susie Jarmon

Hello Ms. Jarmon and To Others It May Concern,

I am the current owner of these vacant lots at the addresses listed above. We plan to sell these properties after we develop them this coming Spring. We want your permission to remove the REVERTER language from these deeds so that the new recorded deed can be recorded with the REMOVAL of this clause. It is my understanding, there is a meeting being held soon in City Hall Room 401 where we can have these REVERTER clauses removed from the existing deed.

Thank you very much for your consideration!

Vincent S. Viney

V2 Properties

2246 2247 Miller
and Phoebe

12/28/2018



T

12/28/2018

1149
N
H
St



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STANDARD AGREEMENT FOR THE SALE OF REAL ESTATE

ASR

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of REALTORS® (PAR).

PARTIES	
BUYER(S): <u>EKT Housing LLC</u>	SELLER(S): <u>Indwelling</u>
BUYER'S MAILING ADDRESS: <u>416 Roberts Ave</u> <u>Glenside PA 19038</u>	SELLER'S MAILING ADDRESS:

PROPERTY	
PROPERTY ADDRESS <u>5628 Utah Street</u>	<u>Philadelphia PA</u>
	ZIP <u>19144</u>
in the municipality of <u>Phila.</u> , County of <u>Phila.</u>	
in the School District of <u>Phila.</u> , in the Commonwealth of Pennsylvania.	
Identification (e.g., Tax ID #; Parcel #; Lot, Block; Deed Book, Page, Recording Date): <u></u>	

BUYER'S RELATIONSHIP WITH PA LICENSED BROKER	
<input type="checkbox"/> No Business Relationship (Buyer is not represented by a broker)	
Broker (Company) <u></u>	Licensee(s) (Name) <u></u>
Company Address <u></u>	Direct Phone(s) <u></u>
Company Phone <u></u>	Cell Phone(s) <u></u>
Company Fax <u></u>	Fax <u></u>
Broker is:	Email <u></u>
<input type="checkbox"/> Buyer Agent (Broker represents Buyer only)	Licensee(s) is:
<input type="checkbox"/> Dual Agent (See Dual and/or Designated Agent box below)	<input type="checkbox"/> Buyer Agent with Designated Agency
	<input type="checkbox"/> Buyer Agent without Designated Agency
	<input type="checkbox"/> Dual Agent (See Dual and/or Designated Agent box below)
<input type="checkbox"/> Transaction Licensee (Broker and Licensee(s) provide real estate services but do not represent Buyer)	

SELLER'S RELATIONSHIP WITH PA LICENSED BROKER	
<input type="checkbox"/> No Business Relationship (Seller is not represented by a broker)	
Broker (Company) <u></u>	Licensee(s) (Name) <u></u>
Company Address <u></u>	Direct Phone(s) <u></u>
Company Phone <u></u>	Cell Phone(s) <u></u>
Company Fax <u></u>	Fax <u></u>
Broker is:	Email <u></u>
<input type="checkbox"/> Seller Agent (Broker represents Seller only)	Licensee(s) is:
<input type="checkbox"/> Dual Agent (See Dual and/or Designated Agent box below)	<input type="checkbox"/> Seller Agent with Designated Agency
	<input type="checkbox"/> Seller Agent without Designated Agency
	<input type="checkbox"/> Dual Agent (See Dual and/or Designated Agent box below)
<input type="checkbox"/> Transaction Licensee (Broker and Licensee(s) provide real estate services but do not represent Seller)	

DUAL AND/OR DESIGNATED AGENCY	
A Broker is a Dual Agent when a Broker represents both Buyer and Seller in the same transaction. A Licensee is a Dual Agent when a Licensee represents Buyer and Seller in the same transaction. All of Broker's licensees are also Dual Agents UNLESS there are separate Designated Agents for Buyer and Seller. If the same Licensee is designated for Buyer and Seller, the Licensee is a Dual Agent.	
By signing this Agreement, Buyer and Seller each acknowledge having been previously informed of, and consented to, dual agency, if applicable.	

Buyer Initials: 12/11ASR Page 1 of 11
Revised 1/10Seller Initials: PGH
 Pennsylvania Association of REALTORS®
COPYRIGHT PENNSYLVANIA ASSOCIATION OF REALTORS® 2010
1/10

1. By this Agreement, dated December 12, 2018

Seller hereby agrees to sell and convey to Buyer, who agrees to purchase, the identified Property.

2. PURCHASE PRICE AND DEPOSITS (1-10)

(A) Purchase Price \$25,000.00

() U.S. Dollars), to be paid by Buyer as follows:

1. Deposit at signing of this Agreement: \$

2. Deposit within 5 days of the Execution Date of this Agreement: \$

3. \$

4. Remaining balance will be paid at settlement.

(B) All funds paid by Buyer, including deposits, will be paid by check, cashier's check or wired funds. All funds paid by Buyer within 30 DAYS of settlement, including funds paid at settlement, will be by cashier's check or wired funds, but not by personal check.

(C) Deposits, regardless of the form of payment and the person designated as payee, will be paid in U.S. Dollars to Broker for Seller (unless otherwise stated here), who will retain deposits in an escrow account in conformity with all applicable laws and regulations until consummation or termination of this Agreement. Only real estate brokers are required to hold deposits in accordance with the rules and regulations of the State Real Estate Commission. Checks tendered as deposit monies may be held uncashed pending the execution of this Agreement.

3. SELLER ASSIST (If Applicable) (1-10)

Seller will pay \$ 01/4/2019 or % of Purchase Price (0 if not specified) toward Buyer's costs, as permitted by the mortgage lender, if any. Seller is only obligated to pay up to the amount or percentage which is approved by mortgage lender.

4. SETTLEMENT AND POSSESSION (1-10)

(A) Settlement Date is January 12, 2019, or before if Buyer and Seller agree.

(B) Settlement will occur in the county where the Property is located or in an adjacent county, during normal business hours, unless Buyer and Seller agree otherwise.

(C) At time of settlement, the following will be pro-rated on a daily basis between Buyer and Seller, reimbursing where applicable: current taxes (see Notice Regarding Real Estate Taxes); rents; interest on mortgage assumptions; condominium fees and home-owner association fees; water and/or sewer fees, together with any other lienable municipal service fees. All charges will be pro-rated for the period(s) covered. Seller will pay up to and including the date of settlement and Buyer will pay for all days following settlement, unless otherwise stated here:

(D) Conveyance from Seller will be by fee simple deed of special warranty unless otherwise stated here:

(B) Payment of transfer taxes will be divided equally between Buyer and Seller unless otherwise stated here:

(F) Possession is to be delivered by deed, existing keys and physical possession to a vacant Property free of debris, with all structures broom-clean, at day and time of settlement, unless Seller, before signing this Agreement, has identified in writing that the Property is subject to a lease.

(G) If Seller has identified in writing that the Property is subject to a lease, possession is to be delivered by deed, existing keys and assignment of existing leases for the Property, together with security deposits and interest, if any, at day and time of settlement. Seller will not enter into any new leases, nor extend existing leases, for the Property without the written consent of Buyer. Buyer will acknowledge existing lease(s) by initialing the lease(s) at the execution of this Agreement, unless otherwise stated in this Agreement.

☐ Tenant-Occupied Property Addendum (PAR Form TOP) is attached.

5. DATES/TIME IS OF THE ESSENCE (1-10)

(A) Written acceptance of all parties will be on or before

(B) The Settlement Date and all other dates and times identified for the performance of any obligations of this Agreement are of the essence and are binding.

(C) The Execution Date of this Agreement is the date when Buyer and Seller have indicated full acceptance of this Agreement by signing and/or initialing it. For purposes of this Agreement, the number of days will be counted from the Execution Date, excluding the day this Agreement was executed and including the last day of the time period. All changes to this Agreement should be initialed and dated.

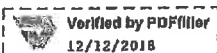
(D) The Settlement Date is not extended by any other provision of this Agreement and may only be extended by mutual written agreement of the parties.

(E) Certain terms and time periods are pre-printed in this Agreement as a convenience to the Buyer and Seller. All pre-printed terms and time periods are negotiable and may be changed by striking out the pre-printed text and inserting different terms acceptable to all parties.

6. ZONING (1-10)

Failure of this Agreement to contain the zoning classification (except in cases where the property (and each parcel thereof, if subdividable) is zoned solely or primarily to permit single-family dwellings) will render this Agreement voidable at Buyer's option, and, if voided, any deposits tendered by the Buyer will be returned to the Buyer without any requirement for court action.

Zoning Classification: Residential



64 Buyer Initials: [Signature]

ASR Page 2 of 11
Revised 1/10

Seller Initials: [Signature]

12/28/2018



V

Kareem Stoner

1862 N. Bucknell St

Phila Pa 19121

12/28/2018

Ms Susie Jarmon,

My name is Kareem Stoner. I am the current owner of the above property. I purchased the property on 12/8/2014. I am now trying to sell my home and have an Agreement of Sale on it. During the recent title search it was discovered that the previous title company neglected to take care of this Reverter issue.

I am asking the Authority to remove this provision (PROOF THAT THE TERMS AND CONDITIONS SET FORTH IN DEED BOOKS FHS 14 PAGE 537, FHS 16 PAGE 599 AND FHS 157 PAGE 25, INCLUDING THE REVERTER PROVISION, HAVE BEEN COMPLIED WITH.)

Thank you,



Kareem Stoner

STANDARD AGREEMENT FOR THE SALE OF REAL ESTATE

ASR

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR).

PARTIES

BUYER(S): Gregory Allen
Caroline Allen

SELLER(S): KAREEM STONER

BUYER'S MAILING ADDRESS:

SELLER'S MAILING ADDRESS:

PROPERTY

ADDRESS (including postal city) 1862 N BUCKNELL ST, Philadelphia, PA 19121

ZIP 19121

in the municipality of PHILADELPHIA

, County of PHILADELPHIA

in the School District of THE SCHOOL DISTRICT OF PHILADELPHIA

, in the Commonwealth of Pennsylvania.

Tax ID #(s): 322139900

Identification (e.g., Parcel #; Lot, Block; Deed Book, Page, Recording Date): _____ and/or

BUYER'S RELATIONSHIP WITH PA LICENSED BROKER

☐ No Business Relationship (Buyer is not represented by a broker)

Broker (Company) Everett Paul Dowell Real Estate

Licensee(s) (Name) Everett Paul Dowell

Company License # SB065552

State License # SB065552

Company Address 1017 Pine Road, Sharon Hill, PA -
Pennsylvania 19079

Direct Phone(s) (267) 242-8041

Company Phone (267) 242-8041

Cell Phone(s) _____

Company Fax (484) 540-7255

Email everettdowell@gmail.com

Broker is (check only one):

Licensee(s) is (check only one):

☒ Buyer Agent (Broker represents Buyer only)

☒ Buyer Agent (all company licensees represent Buyer)

☐ Dual Agent (See Dual and/or Designated Agent box below)

☐ Buyer Agent with Designated Agency (only Licensee(s) named above represent Buyer)

☐ Dual Agent (See Dual and/or Designated Agent box below)

☐ Transaction Licensee (Broker and Licensee(s) provide real estate services but do not represent Buyer)

SELLER'S RELATIONSHIP WITH PA LICENSED BROKER

☐ No Business Relationship (Seller is not represented by a broker)

Broker (Company) RE/MAX Eastern-Philadelphia-Gr

Licensee(s) (Name) Edward Barber

Company License # _____

State License # _____

Company Address 2471 GRANT AVE, PHILADELPHIA, PA 19114

Direct Phone(s) (215) 519-0019

Company Phone (215) 961-6000

Cell Phone(s) _____

Company Fax _____

Email 877edsells@gmail.com

Broker is (check only one):

Licensee(s) is (check only one):

☐ Seller Agent (Broker represents Seller only)

☐ Seller Agent (all company licensees represent Seller)

☐ Dual Agent (See Dual and/or Designated Agent box below)

☐ Seller Agent with Designated Agency (only Licensee(s) named above represent Seller)

☐ Dual Agent (See Dual and/or Designated Agent box below)

☐ Transaction Licensee (Broker and Licensee(s) provide real estate services but do not represent Seller)

DUAL AND/OR DESIGNATED AGENCY

A Broker is a Dual Agent when a Broker represents both Buyer and Seller in the same transaction. A Licensee is a Dual Agent when a Licensee represents Buyer and Seller in the same transaction. All of Broker's licensees are also Dual Agents UNLESS there are separate Designated Agents for Buyer and Seller. If the same Licensee is designated for Buyer and Seller, the Licensee is a Dual Agent.

By signing this Agreement, Buyer and Seller each acknowledge having been previously informed of, and consented to, dual agency, if applicable.

Buyer Initials: GA

ASR Page 1 of 13

Seller Initials: KS

 Pennsylvania Association of Realtors®

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rev. 1/18; rel. 4/18

1. **By this Agreement**, dated December 9, 2018

Seller hereby agrees to sell and convey to Buyer, who agrees to purchase, the identified Property.

2. **PURCHASE PRICE AND DEPOSITS (4-14)**

(A) Purchase Price \$109,500.00

(One Hundred Nine Thousand, Five Hundred

U.S. Dollars), to be paid by Buyer as follows:

1. Initial Deposit, within 7 days (5 if not specified) of Execution Date,
if not included with this Agreement: \$ 1,000.00

2. Additional Deposit within _____ days of the Execution Date: \$ _____

3. _____ \$ _____

Remaining balance will be paid at settlement.

(B) All funds paid by Buyer, including deposits, will be paid by check, cashier's check or wired funds. All funds paid by Buyer within 30 days of settlement, including funds paid at settlement, will be by cashier's check or wired funds, but not by personal check.

(C) Deposits, regardless of the form of payment, will be paid in U.S. Dollars to Broker for Seller (unless otherwise stated here: _____),

who will retain deposits in an escrow account in conformity with all applicable laws and regulations until consummation or termination of this Agreement. Only real estate brokers are required to hold deposits in accordance with the rules and regulations of the State Real Estate Commission. Checks tendered as deposit monies may be held uncashed pending the execution of this Agreement.

3. **SELLER ASSIST (If Applicable) (1-10)**

Seller will pay \$ _____ or 1.000 % of Purchase Price (0 if not specified) toward Buyer's costs, as permitted by the mortgage lender, if any. Seller is only obligated to pay up to the amount or percentage which is approved by mortgage lender.

4. **SETTLEMENT AND POSSESSION (4-14)**

(A) Settlement Date is December 31, 2018, or before if Buyer and Seller agree.

(B) Settlement will occur in the county where the Property is located or in an adjacent county, during normal business hours, unless Buyer and Seller agree otherwise.

(C) At time of settlement, the following will be pro-rated on a daily basis between Buyer and Seller, reimbursing where applicable: current taxes; rents; interest on mortgage assumptions; condominium fees and homeowner association fees; water and/or sewer fees, together with any other lienable municipal service fees. All charges will be prorated for the period(s) covered. Seller will pay up to and including the date of settlement and Buyer will pay for all days following settlement, unless otherwise stated here:

(D) For purposes of prorating real estate taxes, the "periods covered" are as follows:

1. Municipal tax bills for all counties and municipalities in Pennsylvania are for the period from January 1 to December 31.

2. School tax bills for the Philadelphia, Pittsburgh and Scranton School Districts are for the period from January 1 to December 31. School tax bills for all other school districts are for the period from July 1 to June 30.

(E) Conveyance from Seller will be by fee simple deed of special warranty unless otherwise stated here: _____

(F) Payment of transfer taxes will be divided equally between Buyer and Seller unless otherwise stated here: _____

(G) Possession is to be delivered by deed, existing keys and physical possession to a vacant Property free of debris, with all structures broom-clean, at day and time of settlement, unless Seller, before signing this Agreement, has identified in writing that the Property is subject to a lease.

(H) If Seller has identified in writing that the Property is subject to a lease, possession is to be delivered by deed, existing keys and assignment of existing leases for the Property, together with security deposits and interest, if any, at day and time of settlement. Seller will not enter into any new leases, nor extend existing leases, for the Property without the written consent of Buyer. Buyer will acknowledge existing lease(s) by initialing the lease(s) at the execution of this Agreement, unless otherwise stated in this Agreement.

☐ **Tenant-Occupied Property Addendum (PAR Form TOP) is attached and made part of this Agreement.**

5. **DATES/TIME IS OF THE ESSENCE (1-10)**

(A) Written acceptance of all parties will be on or before: December 10, 2018

(B) The Settlement Date and all other dates and times identified for the performance of any obligations of this Agreement are of the essence and are binding.

(C) The Execution Date of this Agreement is the date when Buyer and Seller have indicated full acceptance of this Agreement by signing and/or initialing it. For purposes of this Agreement, the number of days will be counted from the Execution Date, excluding the day this Agreement was executed and including the last day of the time period. All changes to this Agreement should be initialed and dated.

(D) The Settlement Date is not extended by any other provision of this Agreement and may only be extended by mutual written agreement of the parties.

(E) Certain terms and time periods are pre-printed in this Agreement as a convenience to the Buyer and Seller. All pre-printed terms and time periods are negotiable and may be changed by striking out the pre-printed text and inserting different terms acceptable to all parties, except where restricted by law.



12/28/2018

1862 Buckle