



986 Dale St. N
 St. Paul, Minnesota 55117
 Phone (612) 719-3380
 FAX (651) 917-0121
 www.Ulianoproperties.com
 vinny@Ulianoproperties.com
 License Number BC446691

PROPOSAL

PROPOSAL #	2562
PAGE #	2
DATE	1-10-2022

PROPOSAL SUBMITTED TO:

NAME	Metro Holdings
ADDRESS	288 Avondale St N.
CITY, STATE, ZIP	St. Paul MN 55103

HOME PHONE	
WORK PHONE	
FAX	
E-MAIL	

We hereby propose to furnish the materials and perform the labor necessary for the completion of:

Remodel house from fire + smoke damage + city orders

Plumbing 10,000
 Electrical 8,000
 Heating 15,000
 Construction 35,000
 Total \$68,000

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial manner for the sum of \$ 68,000 dollars, with payments to be made as follows:

CONTRACTOR ACCEPTS AND .

Any alteration or deviation from above specifications involving extra cost will be executed only upon written order and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accident or delays beyond our control.

Respectfully submitted Vinny Uliano

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____ Date _____



PURCHASE AGREEMENT

This form approved by the Minnesota Association of REALTORS®, which disclaims any liability arising out of use or misuse of this form. © 2021 Minnesota Association of REALTORS®, Minnetonka, MN

1. Date January 05 2022
2. Page 1

3. BUYER (S): Metro Holdings, LLC Joe Steinmaus

4. _____

5. Buyer's earnest money in the amount of _____ Dollars (\$ 0.00)

6. _____
7. shall be delivered to listing broker, or, if checked, to _____ no later than two (2) Business Days after Final Acceptance Date. Buyer and Seller agree that earnest money shall be deposited in the trust account of _____ ("Earnest Money Holder") _____

8. Earnest Money Holder as specified above within three (3) Business Days of receipt of the earnest money or Final Acceptance Date, whichever is later.

11. Said earnest money is part payment for the purchase of the property located at

12. Street Address: 288 Avon St N

13. City of Saint Paul, County of Ramsey

14. State of Minnesota, Zip Code 55104, legally described as EX N 70 FT LOT 4 AND EX N 65 FT LOT 3 BLK 1

15. _____

16. Said purchase shall include all improvements, fixtures, and appurtenances on the property, if any, including but not limited to, the following (collectively the "Property"): garden bulbs, plants, shrubs, trees, lawn watering systems, in-ground pet containment systems (excluding collars); sheds; playsets; storm sashes, storm doors, screens, and awnings; window shades and blinds; traverses, curtain and drapery rods, valances, draperies, curtains, and window coverings and treatments; towel rods; attached lighting and bulbs; fan fixtures; plumbing fixtures; garbage disposals; water softeners; water treatment systems; water heating systems; heating systems; air exchange systems; environmental remediation systems (e.g., radon, vapor intrusion); sump pumps; TV antennas, cable TV jacks and wiring, and TV wall mounts; wall and ceiling speaker mounts; carpeting; attached mirrors; garage door openers and all controls; smoke detectors; doorbells; thermostats; all integrated phone and home automation systems, including necessary components such as intranet and Internet connected hardware or devices, control units (other than non-dedicated mobile devices, electronics, and computers) and applicable software, permissions, passwords, codes, and access information; fireplace screens, doors, and heatilators; **ANY OF THE FOLLOWING, IF BUILT-IN:** dishwashers, refrigerators, wine and beverage refrigerators, trash compactors, ovens, cook-top stoves, warming drawers, microwave ovens, hood fans, shelving, work benches, intercoms, speakers, air conditioning equipment, electronic air filters, humidifiers and dehumidifiers, liquid fuel tanks and all controls, pool and spa equipment, propane tanks and all controls, security system equipment, TV satellite dishes; the above-mentioned inclusions **AND** the following personal property shall be transferred with no additional monetary value, and free and clear of all liens and encumbrances:

33. _____

34. Notwithstanding the foregoing, leased fixtures are not included.

35. Notwithstanding the foregoing, the following item(s) are excluded from the purchase:

36. _____

PURCHASE PRICE:

38. Seller has agreed to sell the Property to Buyer for the sum of (\$ 70,000.00)

39. Seventy Thousand Dollars,

40. which Buyer agrees to pay in the following manner:

41. 1. 100 percent (%) of the sale price in **CASH**, or more in Buyer's sole discretion, including earnest money;

42. 2. _____ percent (%) of the sale price in **MORTGAGE FINANCING**. (See following Mortgage Financing section.)

43. 3. _____ percent (%) of the sale price by **ASSUMING** Seller's current mortgage. (See attached *Addendum to Purchase Agreement: Assumption Financing*.)

44. 4. _____ percent (%) of the sale price by **CONTRACT FOR DEED**. (See attached *Addendum to Purchase Agreement: Contract for Deed Financing*.)

CLOSING DATE:

48. The date of closing shall be TBD





January 7, 2022

Attention: City of St Paul

As of today's date, January 7, 2022, Metro Holdings LLC has significant funds in its bank account to purchase the property located at 288 Avon St N, St Paul MN 55104, for the stated amount of \$200,000.00.

Sincerely

A handwritten signature in blue ink, appearing to read "Barry C Super", written over a horizontal line.

Barry C Super
Vice President
651-290-7833