

Hmong Construction & Remodeling. LLC

1088 Payne Ave, St.Paul, MN 55130
 Phone: 651-774-5555 Fax: 651-772-9999
 lic# 20592003

Estimate Sheet

Houa Lee Owner Or Buyer 1023 Farington Street St.Paul, MN 55117		651 925 9885
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Date	Invoice No:
12/23/2013	1020

Project Address
1023 Farington St St. Paul, MN 55117

Description of Work	Qty	Cost	Total Cost
Building Repairs: Repaires all work require by city code compliance up to date See attach for more information Total Labor and Materials cost		\$ 9,895.00	<u>\$ 9,895.00</u>
Electrical Repairs: Repaires all work require by city code compliance up to date See attach for more information Total Labor and Materials cost		\$ 2,596.00	<u>\$ 2,596.00</u>
Heating Repairs: Repairs all work require by city code compliance up to date See Attach for more information Total Labor and Materials cost		\$ 3,869.00	<u>\$ 3,869.00</u>
Plumbing Repairs: Repair all work require by city code compliance up to date See Attach for more information Total Labor and Materials cost		\$ 3,245.00	<u>\$ 3,245.00</u>
		Total Cost	\$ 19,605.00



License/Certificate/Registration Detail

Class Type: **RESIDENTIAL BLDG CONTRACTOR** Number: **BC592003**
Application No: **229301** Status: **ISSUED**
Expire Date: **3/31/2014** Effect Date: **5/23/2012**
Orig Date: **8/14/2006** Print Date: **5/28/2012**
Enforcement Action: **NO**

Name: **HMONG CONSTRUCTION & REMODELING LLC**
Address: **1088 PAYNE AVE
ST PAUL , MN 55130**
Phone: **651-235-0388** Fax: Other:

Business Relationship Requirements

Name: **XIONG, XENG** Lic/Reg No: **QB135929**
Status: **ISSUED** Application No: **264557**
Expire Date: **3/31/2014** Effect Date: **4/12/2012**
Orig Date: **8/14/2006**

PURCHASE AGREEMENT

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1. Date: 12/13/13
2. Page 1 of _____

3. BUYER (S): Houa Lee

4. _____

5. Buyer's earnest money in the amount of one thousand
6. _____ Dollars (\$ 1,000.00)

7. shall be delivered to listing broker within two (2) Business Days after Final Acceptance Date of this Purchase Agreement.

8. Buyer and Seller agree that listing broker shall deposit any earnest money in the listing broker's trust account within
9. three (3) Business Days of receipt of the earnest money.

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

11. Street Address: 1023 Farrington

12. City of St Paul, County of Ramsey

13. State of Minnesota, legally described as P10 # 25-29-23-18-0070

14. _____
15. _____

16. Said purchase shall include all improvements, fixtures, and appurtenances on the property, if any, including but not
17. limited to, the following (collectively the "Property"): garden bulbs, plants, shrubs, trees, and lawn watering system;
18. shed; storm sash, storm doors, screens and awnings; window shades, blinds; traverse, curtain, and drapery
19. rods, valances, drapes, curtains; window coverings and treatments; towel rods; attached lighting and bulbs; fan fixtures;
20. plumbing fixtures; garbage disposals; water softener; water treatment system; water heating systems, heating systems;
21. air-exchange system; radon mitigation system; sump pump; TV antenna/cable TV jacks and wiring/TV wall mounts;
22. wall/ceiling-mounted speakers and mounts; carpeting; mirrors; garage door openers and all controls; smoke detectors;
23. fireplace screens, door and heatilators; **BUILT-INS**: dishwashers; refrigerators; wine/beverage refrigerators; trash
24. compactors; ovens; cook-top stoves; warming drawers; microwave ovens; hood fans; shelving; work benches; intercoms;
25. speakers; air conditioning equipment; electronic air filter; humidifier/dehumidifier; liquid fuel tanks (and controls);
26. pool/spa equipment; propane tank (and controls); security system equipment; TV satellite dish; **AND** the following
27. personal property shall be transferred with no additional monetary value, and free and clear of all liens and encumbrances:

28. _____
29. _____

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

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

32. _____
33. _____

34. Seller has agreed to sell the Property to Buyer for the sum of (\$ 22,500)
35. Twenty two thousand five hundred Dollars.

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

- 37. 1. **CASH** of 100 percent (%) of the sale price, or more in Buyer's sole discretion, which includes the earnest
38. money; PLUS
- 39. 2. **FINANCING** of 0 percent (%) of the sale price, which will be the total amount secured against this
40. Property to fund this purchase.

41. Such financing shall be (check one) a first mortgage; a contract for deed; or a first mortgage with
42. subordinate financing; as described in the attached Addendum:

43. Conventional FHA DVA Assumption Contract for Deed Other: cash
(Check one)

44. The date of closing shall be on or before 12/31, 20 13



PURCHASE AGREEMENT

262. Page 7 Date 12/13/13

263. Property located at 1023 Farrington

264. **ADDENDA AND PAGE NUMBERING:** Attached addenda are a part of this Purchase Agreement.
265. Enter total number of pages of this Purchase Agreement, including addenda, on line two (2) of page one (1).
266. **NOTE:** Disclosures and optional Arbitration Agreement are not part of this Purchase Agreement and should
267. not be part of the page numbering.

268. I, the owner of the Property, accept this Purchase Agreement and authorize the listing broker to withdraw
269. said Property from the market, unless instructed
270. otherwise in writing.
271. I have reviewed all pages of this Purchase Agreement.
272. I have reviewed all pages of this Purchase Agreement.

I agree to purchase the Property for the price and on the terms and conditions set forth above
I have reviewed all pages of this Purchase Agreement.

273. If checked, this Purchase Agreement is subject to
274. attached Addendum to Purchase Agreement:
275. Counteroffer.

276. X [Signature] 12/13/13 X [Signature]
(Seller's Signature) (Date) (Buyer's Signature) (Date)

277. X Greg Fall X HOUA LEE
(Seller's Printed Name) (Buyer's Printed Name)

278. X _____ X _____
(Marital Status) (Marital Status)

279. X _____ X _____
(Seller's Signature) (Date) (Buyer's Signature) (Date)

280. X _____ X _____
(Seller's Printed Name) (Buyer's Printed Name)

281. X _____ X _____
(Marital Status) (Marital Status)

282. **FINAL ACCEPTANCE DATE:** _____ The Final Acceptance Date
283. is the date on which the fully executed Purchase Agreement is delivered.

284. **THIS IS A LEGALLY BINDING CONTRACT BETWEEN BUYER(S) AND SELLER(S).**
285. **IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.**

286. I ACKNOWLEDGE THAT I HAVE RECEIVED AND HAVE HAD THE OPPORTUNITY TO REVIEW THE DISCLOSURE
287. STATEMENT: ARBITRATION DISCLOSURE AND RESIDENTIAL REAL PROPERTY ARBITRATION AGREEMENT,
288. WHICH IS AN OPTIONAL, VOLUNTARY AGREEMENT AND IS NOT PART OF THIS PURCHASE AGREEMENT.
289. SELLER(S) [Signature] BUYER(S) [Signature]
290. SELLER(S) _____ BUYER(S) _____





CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220
Saint Paul, Minnesota 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-1919
Web: www.stpaul.gov

SALE OF VACANT BUILDING
AFFIDAVIT OF INTENT

RE: (Property Address) 1023 Farrington St St. Paul, MN
55117

I, (Printed Name of Buyer) HOUA LEE, the
undersigned, certify that the amount of money in a (Type of Account) Saving
account ending with the last four digits 4735 at (Name of Bank or Financial
Institution) T.C.F BANK will cover the purchase price and the estimated
cost of repairs identified in the Code Compliance Report for the above referenced address and
that the funds in the account will be applied as payment for completion of those repairs.

Furthermore, I intend to purchase this property (Expected Closing Date) 01/06/2014
and to complete the required Code Compliance repairs there prior to (Expected Completion Date)
09/30/14.

[Signature]
Signature

12/30/13
Date

Notary Seal

Notary Signature

Date

TCF NATIONAL BANK
801 MARQUETTE AVE
MINNEAPOLIS MN 55402



STATEMENT DATE
12-31-13

S T A T E M E N T

4735
0

0 52 99
HOVA LEE
1723 FAIR OAKS DR
WHITE BEAR LK MN 55110-4581

REFER YOUR FRIENDS TO TCF AND GET REWARDED! GET \$25 FOR EVERY FRIEND YOU REFER. PICK UP YOUR REFERRAL FORMS AT ANY TCF BANK OR PRINT THEM ONLINE AT TCFBANK.COM. OFFER SUBJECT TO LIMITATIONS AND REQUIREMENTS. SEE A TCF REPRESENTATIVE FOR DETAILS.

GET A JUMP START ON FILING YOUR TAXES WITH THE EXTRA CONVENIENCE OF FINDING YOUR BANKING INFORMATION ONLINE. REDUCING PAPER CLUTTER WILL HELP YOU STAY ORGANIZED AND REDUCE THE RISK OF FRAUD. VISIT A BRANCH OR TCFBANK.COM AND SWITCH TO ONLINE BANKING TODAY. MEMBER FDIC

PREMIER SAVINGS

ACCOUNT NUMBER [REDACTED] 4735

STATEMENT PERIOD 10-01-13 THROUGH 12-31-13

MIN. BAL. TIERS\APYS AS OF 12-01-13
\$225,000+\ 0.10% | \$100,000+\ 0.05%
\$ 50,000+\ 0.05% | \$ 10,000+\ 0.05%

ACCOUNT SUMMARY BALANCE 09-30-13
100,540.91

WITHDRAWALS
24,963.33

DEPOSITS/ADDITIONS
13.75

BALANCE 12-31-13
75,591.33

INTEREST EARNED IN STATEMENT PERIOD 13.75
ANNUAL PERCENTAGE YIELD EARNED .06%

WITHDRAWALS AND DEPOSITS

DATE	AMOUNT	DESCRIPTION
1125	24,933.33	WITHDRAWAL-WIRE TRANSFER
1125	30.00	WIRE TRANSFER FEE

DATE	AMOUNT	DESCRIPTION
1231	13.75	INTEREST PAID

FOR BALANCE AND CHECKS PAID INFORMATION, DEPOSIT VERIFICATION, FUNDS TRANSFERS, AND OTHER CUSTOMER SERVICE, VISIT US ONLINE AT TCFBANK.COM OR CALL 612-823-2265 (TWIN CITIES), 1-800-823-2265 (TOLL FREE), OR 1-800-343-6145 (HEARING IMPAIRED). YOU CAN ALSO DIRECT INQUIRIES TO THE ADDRESS SHOWN AT THE TOP OF THIS PAGE. FOR ALL ACCOUNTS OTHER THAN TCF CHOICE CHECKING, TCF CHARGES \$37 FOR OVERDRAFTS AND RETURNED ITEMS. FOR TCF CHOICE CHECKING, TCF CHARGES UP TO \$28 FOR EACH DAY YOUR ACCOUNT IS OVERDRAWN BY MORE THAN \$5, AND \$27 FOR ANY DAY THAT WE RETURN ITEMS WITHOUT PAYING THEM. SEE REVERSE SIDE FOR MORE INFORMATION ABOUT OVERDRAFTS.