

DOUGLAS SWENSON
320 McKNIGHT RD S #111
MAPLEWOOD, MN 55119
805-878-3254
License # BC638829

PROPOSAL TO: Dana Leibfried
55 Front Ave
St Paul, MN

March 18, 2013

This proposal is to correct all deficiencies in the house per the code compliance report issued by the city of St Paul. We will provide all labor, materials, and permits. Sub-contractor work will be done by licensed contractors. Only work required to comply with the report is included in this proposal. Price for our work: \$55,650.00

Building: \$35,600.00

Electrical: \$5,000.00

Plumbing: \$6,350.00

Heating: \$8,700.00

Due to the snow cover, water shut-off, and the furnace not operating the following allowances are included in the above price:

1. New 80% furnace: \$3200.00
2. New water heater: \$1200.00
3. Repair of garage roof: \$10,000.00

Work to be completed within 6 months of obtaining a permit.

Sincerely,

Douglas Swenson

ACCEPTED BY:

DATE:



License/Certificate/Registration Detail

Class Type:	RESIDENTIAL BLDG CONTRACTOR	Number:	BC638829
Application No:	240118	Status:	ISSUED
Expire Date:	3/31/2014	Effect Date:	4/1/2012
Orig Date:	10/12/2010	Print Date:	4/26/2012
Enforcement Action:	NO		

Name:	SWENSON DOUGLAS C DBA DOUGLAS C SWENSON		
Address:	320 MCKNIGHT RD S STE 111 ST PAUL , MN 55119		
Phone:	805-878-3254	Fax:	Other:

Business Relationship Requirements

Name:	SWENSON, DOUGLAS C	Lic/Reg No:	QB108468
Status:	ISSUED	Application No:	247807
Expire Date:	3/31/2014	Effect Date:	4/1/2012
Orig Date:	2/27/1992		

[Another Lookup?](#)

COUNTEROFFER ADDENDUM

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1. Date 3/8/13

2. Page _____

3. Addendum to Purchase Agreement, Counteroffer Number _____
4. by ☐ Buyer ☒ Seller to the Purchase Agreement, dated 3/5/13
(Check one.)
5. and signed by Buyer, Dana Leibfried
6. pertaining to the purchase and sale of the property located at 55 Front Ave
7. St. Paul, MN

8. [CAUTION: This Counteroffer Addendum does not include the terms or conditions in any other
9. counteroffer.]

10. The Purchase Agreement is rejected and the following Counteroffer is hereby made. All terms and conditions remain
11. the same, as stated in the Purchase Agreement, except the following:

12. (Select appropriate changes from original offer.)

13. ☒ Sale price shall be \$ 45,000.00
14. ☐ Earnest money shall be a total of \$ _____
15. ☐ Cash of at least _____ percent (%) of the sale price, which includes the earnest money; PLUS;
16. ☐ Financing, the total amount secured against the property to fund the purchase, not to exceed _____
17. percent (%) of the sale price.
18. ☐ Closing date shall be _____
19. ☐ Seller agrees to complete all FHA/Lender required repairs, not to exceed \$ _____
20. ☐ Seller shall pay Buyer's closing costs, prepaids, insurance and _____
21. not to exceed \$ _____
22. ☐ Possession shall be on _____
23. ☐ Other:

28. [Signature] 3/8/13
(Seller's Signature) Central Bank (Date)

[Signature] 3/8/13
(Buyer's Signature) (Date)

29. _____
(Seller's Signature) (Date) (Buyer's Signature) (Date)

30. This Counteroffer Addendum is ☐ REJECTED ☐ COUNTERED
(Check one.) (Initial) (Initial)

31. ATTACH ONLY THE FINAL COUNTEROFFER ADDENDUM TO THE PURCHASE AGREEMENT.

32. THIS IS A LEGALLY BINDING CONTRACT BETWEEN BUYER(S) AND SELLER(S).

33. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.

MN:CO (8/07)

Instant
Forms

March 26, 2013

Reid Soley
City of St. Paul
Dept of Safety and Inspections
375 Jackson Street
St. Paul, MN

Dear Reid:

Re: Purchase of 55 Front Street
Buyer: Dana Leibfried

Attached you will find the documents and fee required for this property. Dana is purchasing this property with the backing of her uncle (private financing). Dana is excited about her new home and intends to occupy it once the repairs and remodeling it complete. She is hoping to have the work done by June but if not, she will request an extension. Both her uncle and I feel it may take longer then a couple of months to complete. It usually weighs heavily on how quickly the contractors can be scheduled.

We are waiting on Jack (her uncle) to send us a bank letter or statement verifying the funds needed to cover the bid. He is on his way to Florida and says he will send it as soon as he arrives. I will forward that document to you as soon as we receive it. In the meantime, please review the enclosed documents and let me know if Dana needs to do anything else to be in compliance. Again, I will get that letter/statement from Jack within the next couple of days.

The closing is scheduled for April 2nd so Dana and I are hopeful that Dana will receive the necessary document from you before then so she can close.

Regards,



Sharon Olund
TheMLSOnline.com
Cell: 612-799-6545
Email: solund@themlsonline.com



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) 55 Front Ave

I, (Printed Name of Buyer) Dana Leibfried, the
undersigned, certify that the amount of money in a (Type of Account) Checking
account ending with the last four digits 1757 at (Name of Bank or Financial
Institution) Wells Fargo 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) 4/2
and to complete the required Code Compliance repairs there prior to (Expected Completion Date)
8/31.

Dana Leibfried
Signature

3/6/13
Date

Notary Seal

Notary Signature

Date

Acknowledgment by Individual

State of Minnesota County of Ramsey
 On this 21 day of March, 20 13, before me, Suzanne M Barona
 Name of Notary Public

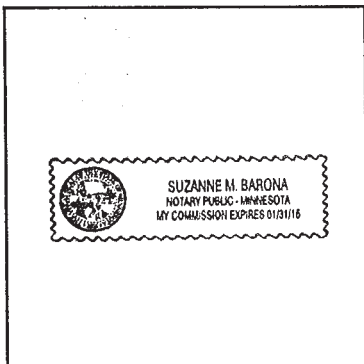
the undersigned Notary Public, personally appeared
Dana R. Leifried

Name of Signer(s)

- ☐ Proved to me on the oath of _____
☐ Personally known to me
☒ Proved to me on the basis of satisfactory evidence DL L102172172003, exp 9/24/13
 (Description of ID)

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed it.

WITNESS my hand and official seal.



Notary Seal

Suzanne M Barona
 (Signature of Notary Public)
 My commission expires January 31, 2015

Optional: A thumbprint is only needed if state statutes require a thumbprint.

Description of Attached Document

Type or Title of Document

Sale of vacant Building Affidavit of Intent

Document Date

3/6/13

Number of Pages

1

Signer(s) Other Than Named Above

Right Thumbprint of Signer
Top of thumb here





Wells Fargo Online®

Account Activity

PREFERRED CHECKING XXXXXX1757

Activity Summary

Current Posted Balance	\$55,088.20
Pending Withdrawals/ Debits	\$0.00
Pending Deposits/ Credits	\$0.00
Available Balance	\$55,088.20

Transactions

Show: for Last 6 Months

Date ↓	Description	Deposits / Credits	Withdrawals / Debits
Pending Transactions Note: Amounts may change			
No pending transactions meet your criteria above.			
Posted Transactions			
03/06/13	WIRE TRANS SVC CHARGE - SEQUENCE: 130306112659 SRF# 000014 TRN#130306112659 RFB#		\$15.00
03/06/13	WT FED#02258 UNIVERSITY OF WISC /ORG=JACK RUTLEDGE SRF# 000014 TRN#130306112659 RFB#	\$50,000.00	
02/25/13	MONTHLY SERVICE FEE		\$15.00
02/25/13	INTEREST PAYMENT	\$0.05	
01/24/13	MONTHLY SERVICE FEE		\$15.00
01/24/13	INTEREST PAYMENT	\$0.04	
12/24/12	INTEREST PAYMENT	\$0.04	
11/26/12	INTEREST PAYMENT	\$0.05	
10/23/12	INTEREST PAYMENT	\$0.02	
10/05/12	DEPOSIT MADE IN A BRANCH/STORE #513170035	\$5,133.00	
Totals		\$55,133.20	\$45.00

Equal Housing Lender

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Credit
Union

March 21, 2013

RE: Jack J Rutledge

321 Glenthistle Ct
Madison, WI 537051165

To Whom It May Concern:

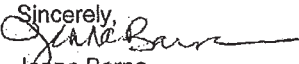
Please be advised that the above-mentioned members have an active account with the UW Credit Union. The balances (as of today's date) and the deposits for the past 12 full months are as follows:

<u>Account Type</u>	<u>Balance as of Today's Date</u>
Savings	\$173.71
Checking	\$17,022.48
Certificate	\$0.00
Money Market	\$40,525.35

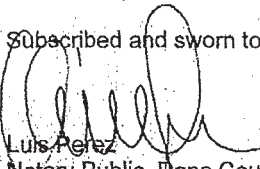
<u>Account Type</u>	<u>Deposits for the Past 12 Months</u>
Savings	\$13,652.81
Checking	\$97,827.03
Certificates	\$0.00
Money Market	\$1,717.91

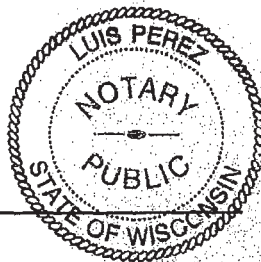
The original account relationship was established February 15, 1983.

If you have any further questions, please call (608) 232-9000.
For Nationwide access: 1-800-533-6773

Sincerely,

Jenna Barna
Financial Specialist

Subscribed and sworn to before me this day, March 21, 2013


Luis Perez
Notary Public, Dane County, Wisconsin
My Commission Expires: April 21, 2013



uwcu.org | PO Box 44963 | Madison, WI | 53744-4963 | 608.232.5000 | 800.533.