

## **1944 Ivy Ave E.**

July 2005 – Purchased house

Spring of 2007 – Moved out and put house for sale.

Fall of 2008 – Unable to sell house, I was approach to rent house out. I filed for Certificate of Occupancy and began renting house once I received the Certificate of Occupancy.

Fall 2008 thru Fall 2011 – Rented house

Fall 2011 – Last renter destroyed house: left holes in walls, cigarette soot on ceiling fans and appliances, cigarette burns in carpet and flooring, pets soiled carpeting, left large amounts of trash on premises, etc. Also, house had been broken into while the last renter had been living there, requiring the front door to be replaced; and the refrigerator had gone out, requiring a new refrigerator.

October 2011 – I received letter from the St Paul Fire Department stating that I would lose the Certificate of Occupancy if I did not allow an inspection. All of the issues associated with renting out the house made me to decide to stop renting the house, so I homesteaded the property and moved back in.

November 2011 – House was again broken into after I had moved back in.

Spring of 2012 – Decided to try to sell the house again, putting the house up for sale a second time. Truth-in-Housing inspection revealed that the house needed a hard-wired smoke detector and carbon monoxide detector; since other issues could arise from a buyer's inspection, we were advised not to make any repairs until a purchase agreement was signed and we could fix it at that time along with any other issues that a buyer might bring up.

Fall of 2012 – Married Michelle and moved into her townhome as a primary residence, house remained for sale.

Fall of 2012 (Unsure exactly when this occurred) – Received letter that house could no longer be homesteaded as it was no longer my primary residency. I understood this to mean that I no longer qualified for the homestead tax credit. Since the house was still for sale (and we planned on continue selling and not rent it), I did not pursue a Certificate of Occupancy.

Fall of 2013 – Had multiple showings throughout the year but was unable to sell house. Michelle and I took the house off of the market for three weeks to "refresh" the listing in hopes of selling house. Performed a second Truth-in-Housing inspection, again revealing that house needed hard-wired smoke detector and carbon monoxide detector. Our new realtor also said that since other issues could arise from a buyer's inspection, she told us not to make any changes or repairs until it was time to sell.

January 2014 – Received and accepted a Purchase Agreement to sell the house. Purchase Agreement is contingent on buyer selling their house. Asked real estate agent if we should make repairs noted in Purchase Agreement, including smoke/carbon monoxide detectors, real estate agent advised not to make any changes until the buyer had a pending purchase agreement on her house which would then put us into the inspection period and we could make the changes they requested.

March of 2014 – Buyer still has not received an offer/purchase agreement for her house. Per the instruction of our real estate agent, any code issues (hard wired smoke detector and carbon monoxide detector) will be resolved once the inspection period is entered. We've heard from our realtor that the buyer has been looking at zoning and building requirements in order to remodel our house once she owns it however, we're selling our house as is and any changes will be done by her after closing.

June 4, 2013

Showing condition of the house and yard last June.

