

From: Ike Groff <[REDACTED]>
To: Lesley Groff <[REDACTED]>
Subject: Fwd: 120 Oak St. New Canaan - Samuel and Stacey Clapp
Date: Wed, 23 May 2018 21:18:19 +0000
Attachments: CLAPP_-_OFFER_-_5.22.18.pdf; ATT00001.htm

FYI

Sent from my iPhone

Begin forwarded message:

From: "Jason Milligan" <[REDACTED]>
To: "Ike Groff" <[REDACTED]>, "Todd Turcotte" <[REDACTED]>
Subject: 120 Oak St. New Canaan - Samuel and Stacey Clapp

Jason Milligan

O [REDACTED]
C [REDACTED]

From: Todd Turcotte
Sent: Tuesday, May 22, 2018 5:18 PM
To: [REDACTED]
Cc: Jason Milligan
Subject: 120 Oak St. New Canaan - Samuel and Stacey Clapp

Hi Ike,

See below and attached for an offer.

The upside: Sufficient income for a rental at this price point. Good credit for the wife but just okay credit for the husband.

The downside: The August 1st start date is a little far away, but if you have a tenant paying until then, it might not be so bad. The main downside is the price at \$6,850.

What would you be happy settling on for a price? \$7,100? If so, I'd suggest we counter at \$7,250 and see if we can get them to come up. My guess is that based on their offer price they are hoping to get it around \$7,000 or so.

Let me know what you think and if you have any questions on anything.

Sincerely,

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Todd Turcotte

Top 1% - Fairfield County

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www.NorwalkRealEstateTodd.com – 50+ client testimonials!



Rental Offer Information

Property address:	120 Oak St. New Canaan
Lease start date:	08-01-2018
Length of Lease:	1 year
Tenant's offer price:	6850
MLS listing price:	7350
Any pets?	Yes - Labradoodle
Any smokers?	No
2 months security is fine?	Yes
Client first and last name(s):	Samuel and Stacey Clapp
Number of adults:	2
Adult 1 age:	45
Adult 2 age:	46
Adult 1 credit score:	665
Adult 2 credit score:	737
Number of children:	1
Total yearly household income:	\$380,000
Rent to income ratio:	0.22

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